

Dan Rattiner's Podcast: Eve Karlin, Author of Track 61

Dan's Papers

Volume LXII / Issue 7 / February 17, 2023

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INSIDE:
Behind the Hedges
Palm Beach Edition

Art by Campbell La Pun

Enzo Says, There's No Better Time to Own a Business in Westhampton Beach!



Commercial Just Listed | Westhampton | \$4,500,000 | Set on 1.85 acres, this turnkey, 175-seat restaurant is ready for its new owner. The approx. 4,000sf building underwent an extensive renovation in 2017. Includes 67 parking spaces and close proximity to the LIRR, and Gabreski Airport. **Video tour at [elliman.com/3458002](https://www.elliman.com/3458002)**



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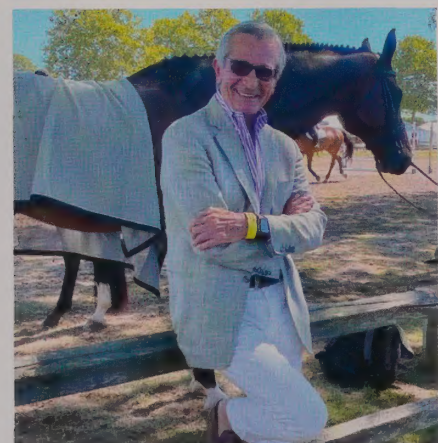
In Contract | \$2,500,000 (Last Asking)



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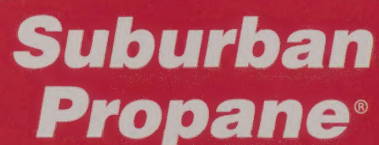


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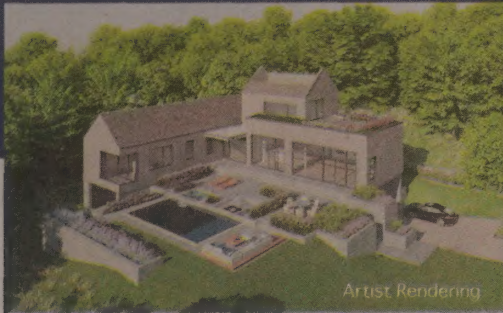
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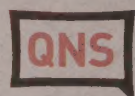
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CONTENTS

Volume LXII No. 7

FEATURES



24 CHARMS FOR CATS AND DOGS

by Oliver Peterson

Beth Stern & Star Animal Sundays Create Charm to Help Cats & Dogs in Need

UP FRONT

14 SOUTH O' THE HIGHWAY

The latest Hamptons celebrity news

16 PAGE 27

Your route to the hottest events, happenings and where the beautiful people play



NEWS

20 NEWS & VIEWS

22 DAN RATTINER'S COLUMN: INSIDE CAMP HERO AND MONTAUK'S MILITARY PAST

58 OBIT: MARIAN DAVIS SCHOLZ

64 SERVICE DIRECTORY/CLASSIFIEDS

On the cover: Campbell La Pun's "Sakura Hanami – Full" (28.6" x 40.5") at DTR Modern

Dan's Talks: Hosted by Dan Rattiner Podcast Guest: Eve Karlin

Episode 119: This week on the "Dan's Talks" podcast, Dan speaks with Eve Karlin, author of *City of Liars and Thieves*, and most recently *Track 61*, inspired by the Nazi saboteur landing on Long Island in the summer of 1942. She lives in East Hampton with her husband and triplets and is a bookseller at BookHampton, where she runs the book club and the local author program.

Find the "Dan's Talks" podcast at [DansPapers.com/podcast](https://danspapers.com/podcast).



DEPARTMENTS

REAL ESTATE

26 Marram Montauk's Multi-Million Deal

ARTS & ENTERTAINMENT

32 Dan's Cover Artist: Campbell La Pun

34 Shirley Chisholm's Story at Bay Street

36 Guild Hall Director Nick Schwartz-Hall

FOOD & DRINK

44 Wine Dinner, Roman Roth & More

EAST END LIVING

50 The Retreat: Helping Teens Set Healthy Relationship Boundaries

54 My Aortic Aneurysm, What's Next

OUT EAST END

56 Eboné Bishop, Evolv Founder

HOME IMPROVEMENT

60 Signs Home Exterior Needs Update

HIGH PROFILE

70 JoAnn Vitale Helps RISE Life Services Create New Lives

Victoria's Secrets

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& NORTH TOO...

criminal case, disqualified.

And *Just Like That* ... love interest Aidan Shaw is definitely back in Carrie Bradshaw's life. *People* reports on February 9, Amagansett resident **Sarah Jessica Parker** and costar **John Corbett** were seen kissing passionately as they filmed the series' Season 2. Parker posted a photo of the two of them on Instagram, writing, "This. Is. Not. A. Drill. X, S.J." The official *And Just Like That* ... Instagram account also posted some pictures from the set in New York City with the caption, "And Just Like That, Carrie is back on her tiptoes."

On February 4, Southampton resident and philanthropist **Jean Shafiroff** hosted a luncheon at Cafe' Boulud at the Brazilian Court Hotel in Palm Beach, Florida, in honor of the Samuel Waxman Cancer Research Foundation (SWCRF). Shafiroff was a

past honoree and devoted supporter. As reported by *Miami Living* magazine, more than 20 VIP guests attended the event. Shafiroff spoke about the work the charity performs in pursuit of cancer research and made a donation to the foundation on behalf of the attendees. The attendees included *Dan's*

Papers Publisher **Victoria Schneps**, Shafiroff's husband **Martin Shafiroff**, **Sharon Bush**, **Ava Roosevelt** and **Lauren and Bob Roberts**.

So far, February has been an outstanding month for East Hampton residents **Jay-Z** and **Beyoncé Knowles-Carter**. On February 5, Beyoncé became the most awarded artist in the history of the Grammy Awards when she picked up her 32nd Grammy for best dance/electronic music album, *Renaissance*. A few days later, her husband, Jay-Z was named the greatest rapper of all time by *Billboard*.

Read more
**SOUTH O' THE
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BEYONCÉ KNOWLES

BY FLO ANTHONY

The fallout continues for **Alec Baldwin** in the aftermath of the shooting death of cinematographer Halyna Hutchins on the set of *Rust* in October 2021. The latest development: Hutchins' parents and sister are suing the Amagansett resident, claiming that if she were alive, Hutchins would have taken them out of war-plagued Ukraine and flown them to safety in the United States, reports the *Daily Mail*. Attorney **Gloria Allred** made the announcement at a press conference in Los Angeles on February 9.

Hutchins' mother, **Olga Hutchins**, works as a nurse in Ukraine treating wounded war victims, while her sister **Svetlana Zemko's** husband is fighting on the front lines, as she struggles at home taking care of their two young children. Baldwin's wife, **Hilaria Baldwin**, was spotted in New York City the day of the press conference, taking their two youngest children for a walk. Ilaria was tucked in a carrier against her mother's chest, as Hilaria pushed Eduardo in a stroller. Meanwhile, Baldwin's defense attorneys filed a motion to get **Andrea Reeb**, the special prosecutor in Baldwin's



"SUMMER HOUSE" SEASON 7 CAST: PAIGE DESORBO, CIARA MILLER, CARL RADKE, LINDSAY HUBBARD, AMANDA BATULA, KYLE COOKE, DANIELLE OLIVERA, GABBY PRESCOD, CHRIS LEONI, MYA ALLEN, SAMANTHA FEHER

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SOUTH *o' the* HIGHWAY

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INA GARTEN ON "BE MY GUEST WITH INA GARTEN"

Reality TV personality/publicist **R Lindsay Hubbard** is hoping that Season 7 of *Summer House*, which focuses on a group of housemates in Montauk, will explain why she and **Danielle Olivera** are fighting. When asked by *Us Weekly* about how their problems started, Hubbard told the outlet in an exclusive, "I look forward to figuring that out along with the viewers, because I spent my entire summer just very confused. I would never have guessed that this is where our friendship would've ended up." The publicist noted that "her relationship with their fellow costar **Carl Radke** seemingly played a part," and she still hopes for a reconciliation with Olivera.

The book *Why Should Guys Have All the Fun? An Asian American Story of Love, Marriage, Motherhood and Running a Billion-Dollar Empire*

by philanthropist, attorney and author **Loida Lewis**, who owns estates in both Amagansett and East Hampton, delivers a candid tour of the ups and downs of her life's journey. Beginning with her comfortable upbringing in the Philippines to experiencing life as a new immigrant in New York City through her marriage to the first Black billionaire, Reginald Lewis, who died at the young age of 50, the book sheds light on Lewis' need to have her own professional and personal identity as a wife, mom, immigration attorney, author, business and civic leader. Loida told *New York Amsterdam News*, "Katherine Graham wrote her autobiography when she was 75, which is when I started writing *Why Should Guys Have All the Fun* with co-writer **Blair Walker**. Two years ago, I thought, 'I'm getting ready to turn 80, and Wylie and Sons gave us an ad-

vance.'" The book officially launches March 28. However, there is currently a virtual launch for preorders. Lewis' goal is to pre-sell 2,000 copies.

We Hear ...

Ina Garten of East Hampton is a big fan of Buvette New York. After recently dining at the Grove Street restaurant in Greenwich Village, the Barefoot Contessa tweeted, "The tarte tatin was amazing, too!" She added she was "still dreaming about the lunch she had @buvette-nyc. Who knew there was something called a Waffle Sandwich with a fried egg, bacon and maple

syrup? OMG!"

Four shows have been added to the **Jerry Seinfeld** residency at the Beacon Theatre in NYC. Due to high demand, tickets are now on sale for the Amagansett resident's May 6, 7 p.m. and 9:30 p.m. and June 3, 7 p.m. and 9:30 p.m. performances.

Read more
**SOUTH O' THE
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Southampton Animal Shelter held a Valentine's Puppy Love event to benefit everyone's furry friends at Main Prospect on February 11. The evening included a four-course meal, paired wines and jazz music at the popular Southampton restaurant owned by **Binh Douglas** and **Sean Curneen**.



JERRY SEINFELD

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JACQUELINE MOORE - Photo Editor
jmoore@danspapers.com

A Night to Shine

This unforgettable prom night, sponsored by the Tim Tebow Foundation, made everyone in attendance feel like royalty. It was a night dedicated to people with special needs, ages 14 and older, each guest getting to walk the red carpet with a friendly crowd and paparazzi. Hair and makeup stations were available, along with shoe shining, limo rides, a karaoke room, delicious food and, of course, dancing!

PHOTOS BY RICK SEIGLEMAN



Eric Damon, Lance Richards, Sam Ruffin, Tracy Glander, Founder of LUV Michael & Night to Shine organizer Dr. Lisa Liberatore, Michael Kessar, Stevie Massimo, Scott Rodeo, Dimitri Donus, Jenna Carballo, Sheridan Basso



Guests dancing



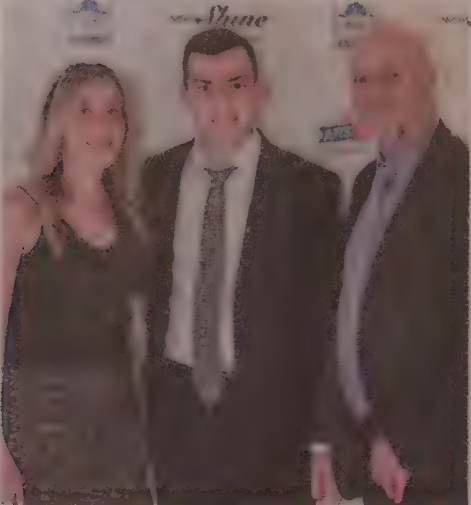
Chaim Moskowitz, LUV Michael's Orion Mauro



Father Constantine Lazarakis of the Greek Orthodox Church of the Hamptons, Southampton Town Supervisor Jay Schneiderman, Julie Stone, Mark Biondi, Anastasia Karloutsos Lazarakis



Kery Cronin, Quinn Folliard, the Amato Family



Lisa Antos, Jeffery Dowler, Chris Antos



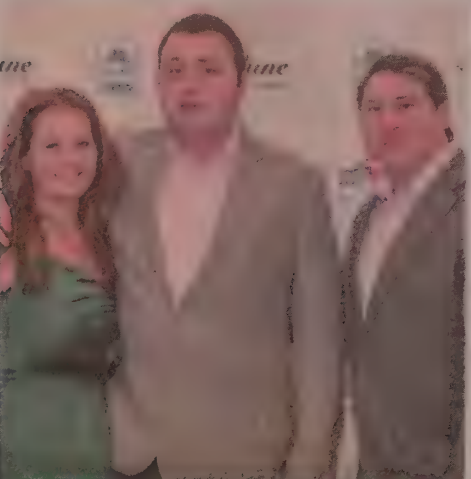
Mathew Dolson



Party guests line up for dinner



Anna Bonghi, Laurie Christiansen



The Tabrizi family



Gina and Josef Marman



William Sedarra



Matthew Pritelli



Joanne Ballkunaf, Michelle Reilly, David Daveroy, Sharon Kerrigan, Sarah Kerrigan

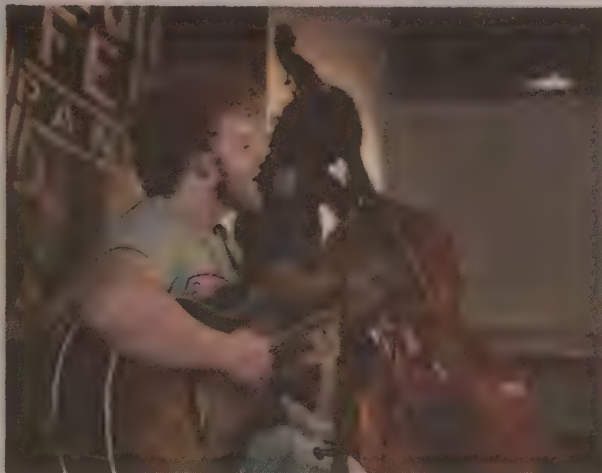
Hampton Coffee's Open Mic Night

Young performers from grades 5 through 12 gathered at the Hampton Coffee Company to share their talents in singing, poetry and instrumentation. Family and friends sat comfortably in the coffee shop, listening to these gifted children as they took the stage. Hampton Coffee's cozy atmosphere made for a perfect night for kids to share their love of the arts with one another.

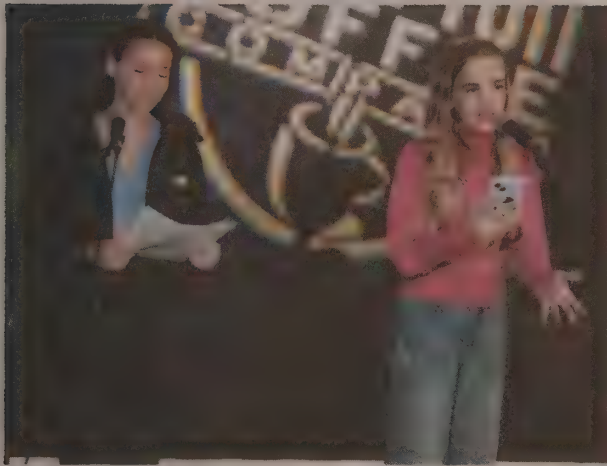
PHOTOS BY BRUCE MERMELSTEIN



Luna Pulver



John Schroeder



Elizabeth Sultan, Quinn Davis



William Sultan



Nellie Nicolova



Ryan Potrero



Family and friends show their love

Danielle FASHION PIC OF THE WEEK



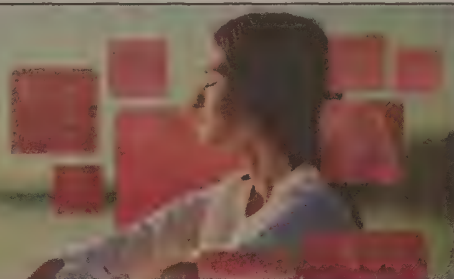
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Huge Crowds at the 4th Annual Port Jefferson Ice Festival

The Port Jeff Business Improvement District's 4th annual Port Jefferson Ice Festival was a huge success this past weekend. Over 22 sculptures were crafted and displayed throughout the village. Guests enjoyed roasting complimentary marshmallows, courtesy of Roger's Frigate, and sipping free hot chocolate provided by PJ Lobster House. Photo opportunities presented themselves everywhere you turned. One of the most popular attractions was the Ice Castle and the snow sisters. Attendees enjoyed the unseasonably warm winter weather and strolled the village where they visited quaint shops and eateries.

PHOTOS BY ED SHIN



The 4th annual Port Jefferson Ice Festival



President of the Port Jefferson BID Roger Rutherford and Johanna Zehentner



Jenny Pautke as the Snow Princess, Sinead Atkinson as the Glass Slipper Princess, Mairead Atkinson as the Snow Queen



Richard Daly, Certified Master Carver from Ice Memories, and Roger Rutherford



David Miller and Joanne Carro



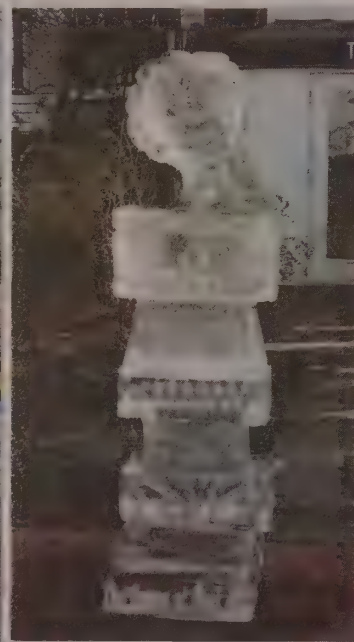
Ice sculpting in action



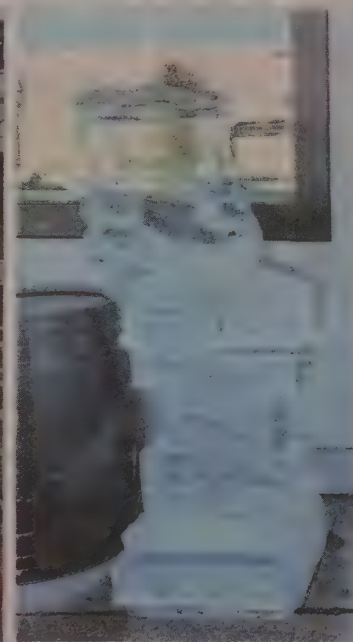
Jimmy Miller with Jackson



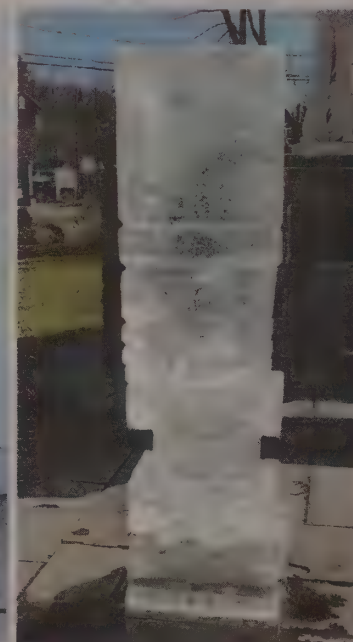
Erik McCormack



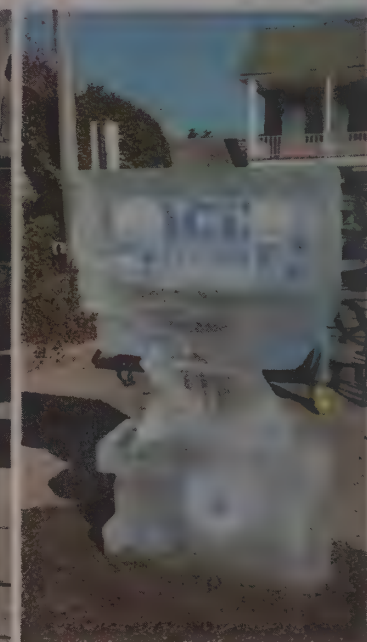
Port Jefferson Ice Festival ice carving



Ice Festival carving



Ice festival carving



Ice festival carving

Southampton Hills Alive With 'The Sound of Music'

Southampton High School presented Rodgers and Hammerstein's classic *The Sound of Music*. Three leads were played by children of Stony Brook Southampton Hospital surgeons.



Hannah Faye Pak, daughter of Sang Pak MD, general surgeon, and Ronan Brady, son of James Brady MD, plastic surgeon



Dhivya Sampath, daughter of Sampath Subramanian MD, general Surgeon. Sampath was an Out East End Youth Impact Award winner at the event this past August.



The show was attended by Southampton Village Mayor Jesse Warren.

Dan's Papers January 'New Year, New Me' Photo Contest Runner-Up



James Filmer's "A Seagull at Rest, Shinnecock"

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GOOD LUCK!

NEWS & VIEWS

Long Island Greenway Plan to Link Montauk and Manhattan Advances

BY TIMOTHY BOLGER

The Long Island Greenway, a proposed 175-mile pedestrian and bicycle route that officials are seeking to establish from Montauk to Manhattan, is taking steps forward in the planning process.

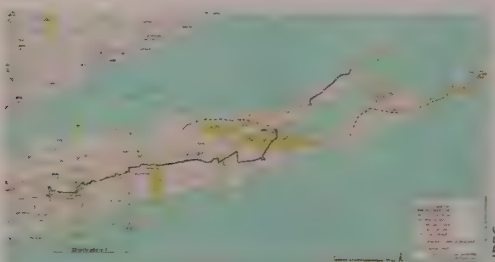
The proposed Greenway would link parks, trails and public lands while providing a combination of off-road/on-road connection between communities — with work starting to the west and making its way eastbound.

"The abundance of beautiful parklands, trails and natural open spaces are one of the aspects that make our island such a desirable place to live, and the Long Island Greenway will connect our communities and enable Long Islanders to better enjoy an active lifestyle," said John Cameron, chair of the Long Island Regional Planning Council, which is discussing the plan at its February 10 meeting.

Once enacted, the Long Island Greenway would be the local leg of New York State's 750-mile Empire Trail that stretches from Buffalo in the west and Plattsburg in the north to New York City.

The plan is funded through a combination of private and taxpayer support through the state's recently renewed Environmental Bond Act. Phase 1, which will run 25 miles from Eisenhower Park in East Meadow to Brentwood State Park, is slated to begin next year.

"The Long Island Greenway will serve not only as an economic and tourism draw for communities across the Island, but it will serve as a vital component of daily life for residents, allowing for a cleaner, safer mode of transportation," said Carter Strickland, vice president of the Mid-Atlantic region and New York State director at Trust for Public Land.



THE LONG ISLAND GREENWAY WILL BE THE LOCAL LEG OF THE EMPIRE STATE TRAIL

Thiele Accuses Stony Brook University of Letting Southampton Hall Languish

BY TAYLOR K. VECSEY

Stony Brook University (SBU) has failed to keep its commitments as stewards of the Southampton campus, according to allegations from New York State Assemblyman Fred W. Thiele Jr. (D-Sag Harbor), who called the university "the biggest slumlord on the East End."

At the center of Thiele's frustration is that the university has allowed the iconic Southampton Hall, a Grosvenor Atterbury-designed building at the center of the campus, to languish. In 2006, the State University of New York acquired Southampton College-Long Island University, a transaction that Thiele and then-state Sen. Ken LaValle largely facilitated.

"Since then, Stony Brook University has had a checkered record as the steward of the campus," Thiele said in a press release issued last week.

Stony Brook University abandoned a fledgling undergraduate sustainability program at the campus in 2009, in an attempt to close the campus. Thiele and Southampton students successfully sued Stony Brook University, which led to efforts to grow programming at the graduate center.

"At that time, the university put Vice President for Strategic Initiatives Matthew Whelan in charge for planning at the campus," Thiele says. "During his tenure, we saw sustained progress at the campus, including the construction of the new Marine Sciences Building and the establishment of several graduate health sciences programs at Southampton. Coupled with the continued growth of the well-established Fine Arts Program at the campus under the leadership of Robert Reeves, enrollment for the campus grew to 800 students per year."

After Southampton Hospital became affiliated with Stony Brook University Hospital, plans came into focus to build a new state-of-the-art hospital at the campus.

"The future of the campus was bright," Thiele said.

SBU was then supposed to renovate Southampton Hall, an architecturally significant building designed by Atterbury, an innovative architect whose work included many weekend homes for wealthy industrialists on the East End. Sited at the top of the hill at the center of campus, it has long served as an anchor for activities and had been the main administrative building at Southampton College-LIU.

When it was announced in 2018, the plan was for the newly established Lichtenstein Center to be based there as a premier cultural institution, as well as many other programs and conferences.

SBU committed \$5 million in capital to Southampton Hall. The architectural firm Marble Fairbanks submitted the winning design after a global search process and, in 2019, the firm produced a comprehensive feasibility study for \$200,000.

Yet, nothing has occurred since the study. Thiele says there is no long-term plan in place.

Instead, Southampton Hall has fallen into further disrepair and has since been condemned.



SOUTHAMPTON HALL

Thiele says that last summer both he and state Sen. Anthony Palumbo (R-New Suffolk) urged University President Maurie D. McInnis to seek funding for Southampton Hall from the \$350 million Long Island Investment Fund, created by the State Legislature for the 2022-23 state budget to focus on large-scale, transformative projects.

"Our top priority on the East End for LIIF funding is the renovation of Southampton Hall on the Stony Brook Southampton campus," Thiele and Palumbo wrote at the time.

However, SBU did not apply for the funding, despite the officials' urging in a letter, dated July 22, 2022.

"It is not an option to demolish such a significant structure," the letter continued. "The renovation will only get more expensive with time. Current estimates of \$20 million will only increase."

The renovated building would host conferences and retreats and promote collaborative partnerships and professional development and "would play to the strengths of both the University and the region," the letter said. "The potential of such activities to create economic opportunity and jobs is significant."

"The Southampton campus can be one of Stony Brook University's greatest assets. Yet, it is wasting away," Thiele said in his statement last week.

"The University has had stewardship of the property for 17 years. Their lack of action over the last four years is inexcusable and can no longer be tolerated. Not only is Southampton Hall a potential economic engine for eastern Long Island as a center of arts and culture, but the abandoned residential dormitory complex possesses a great opportunity for community housing," he continued.

Thiele is offering a solution. He has proposed a three-point plan that begins with the appointment of a senior executive member of the university administration to take responsibility for the campus. Secondly, the university has to come up with an immediate plan to renovate Southampton Hall, and, lastly, the establishment of a Comprehensive Plan Committee to develop a five-year plan for the rest of the campus, including community housing opportunities where the dormitories are now located.

"Friends of the Southampton campus have waited long enough for Stony Brook University to fulfill its responsibility to Southampton. We will wait no longer," he said.

NEWS & VIEWS

Top NY Court Nullifies Sand Land Permit, But Case Not Over Yet

BY TIMOTHY BOLGER

The top court in New York State recently nullified mining permits for Sand Land, the Noyac-based mine at the center of a long-running legal dispute, but the litigation appears far from over.

The state Court of Appeals ruled February 9 that while mining operations must be halted, it ordered the state Department of Conservation (DEC) to have Albany County court rehear the case and decide if mining can continue despite a Town of Southampton law prohibiting it. The top court also ordered the Town of Southampton to decide if the mine's request to extend operations on its 50-acre site would be allowable as a nonconforming use — a variance that would permit it to continue mining despite the town law prohibiting such operations in the area — since the ban was enacted after the mine was established.

"Both DEC and the town have previously concluded that mining is not entirely prohibited under the relevant local zoning laws," Acting Chief Judge Anthony Cannataro wrote for the panel of judges. "Although we agree that the statute must be read to be consistent with mine owners' constitutionally protected rights, we reject Sand Land's assertion that mine owners have a constitutional right to mine their parcels to an indefinite depth, limited only by DEC's safety regulations."

The town had sued the DEC, arguing that the agency's permit ran afoul of town code prohibiting mines to protect the public drinking water aquifer. A Suffolk County court ruled in 2020 that the mine's permit was valid but an appeals court panel had ruled in 2021 that the DEC had violated state environmental law when it granted a permit for the expansion of the Sand Land mine in 2018. The latest ruling affirms that decision.

"This is a victory for the public and for clean water," state Assemblyman Fred W. Thiele Jr. (D-Sag Harbor) said. "With the mining permits annulled, the DEC must now immediately close this illegal mine. No further delays can be tolerated."

A representative for the DEC said the agency declined to comment beyond stating that it is reviewing the decision. An attorney for the mine could not be reached.

Russian Oligarch's Associate Indicted for Sanctions Violations Over Southampton Mansion

BY TIMOTHY BOLGER

An associate of a sanctioned Russian oligarch has been accused of violating U.S. sanctions and money laundering for the associate's role in maintaining and trying to sell the oligarch's Southampton mansion.

A Manhattan federal grand jury indicted Vladimir Voronchenko on charges unsealed February 7 for allegedly scheming to make over \$4 million in payments to maintain four U.S. properties worth \$75 million combined — including a mansion at 19 Duck Pond Lane listed in 2020 for nearly \$16 million that federal agents raided on September 1 — belonging to the sanctioned oligarch Viktor Vekselberg.

Voronchenko tried to sell the mansion and Vekselberg's penthouse apartment on Park Avenue in Manhattan through an attorney with funds flowing through shell corporations and an escrow fund known as an Interest on Lawyer Trust Accounts (IOLTA).

"Immediately after Vekselberg's (sanctions were enacted in 2018) ... the source of the funds used to maintain and service the properties changed," Manhattan federal prosecutors said in a news release. "The IOLTA account began to receive wires from a bank account in the Bahamas held in the name of a shell company controlled by Voronchenko, Smile Holding Ltd., and from a Russian bank account held in the name of a Russian



OLIGARCH VIKTOR VEKSELBERG'S VILLA LEDAS IN SOUTHAMPTON WAS SEARCHED BY FEDERAL AGENTS ON THURSDAY, SEPTEMBER 1, 2022.

national who was related to Voronchenko. ... Although the source of the payments changed, the management of the payments remained the same as before."

Between June 2018 and March 2022, approximately 25 wire transfers totaling approximately \$4 million were sent to the IOLTA account while Voronchenko was controlling the properties, authorities alleged.

The 70-year-old permanent U.S. resident was charged with conspiring to violate and evade U.S. sanctions, violating the International Emergency Economic Powers Act, conspiring to commit international money laundering, international money laundering and contempt of court for fleeing the U.S. after receiving a grand jury subpoena in May 2022 on Fisher Island, Fla., that required his testimony. Voronchenko took a flight from Miami to Dubai, and then to Moscow, authorities said.

Voronchenko has lived in Moscow, Manhattan, Southampton and Fisher Island while promoting himself as a successful businessman, art collector and dealer and a close friend and business associate of Vekselberg, whose yacht authorities seized off the coast of Spain last year.

It was not immediately clear if Voronchenko has a lawyer. He faces up to 20 years in federal prison, if convicted. -With Associated Press

Palumbo Sues NY Senate Dems in Bid to Force Contested Chief Judge Nominee Vote

BY ETHAN STARK-MILLER

New York State Sen. Anthony Palumbo (R-New Suffolk) is suing Senate Majority Leader Andrea Stewart-Cousins (D-Yonkers) and 10 other Democrats for blocking Gov. Kathy Hochul's pick of Judge Hector LaSalle to lead the state Court of Appeals.

The legal gambit, highly unusual for a typical state judiciary confirmation process, aims to force a floor vote on the nomination of LaSalle, a Brentwood native, after it failed to pass the judiciary committee last month by a 10-9 vote. Palumbo, the ranking GOP member on the state committee, was listed as the plaintiff in the suit filed in Suffolk County Supreme Court on February 9. He and the other five Republicans on the committee, along with state Sen. Jamal Bailey (D-Bronx), didn't vote to recommend LaSalle be confirmed as chief justices of the state's highest court, but said his nomination should be advanced to the full Senate.

In the complaint, Palumbo argues the state Senate Democratic majority's position that LaSalle's nomination was defeated when the committee voted it down last month is unconstitutional, arguing that the state constitution stipulates there must be a full-floor vote on the nomination. He specifically pointed to Article VI of the state constitution, which says the governor appoints a chief judge for the state Court of Appeals with the "advice and consent of the senate," interpreting that to mean the full state Senate.

While Hochul's office has made the same argument that the constitution stipulates a full Senate vote, her spokesperson Hazel Crampton-Hayes declined to comment on the GOP suit. Mike Murphy, a spokesperson for Stewart-Cousins, blasted Senate Republicans on the grounds of their legal action.

"It is embarrassing but not surprising that the Senate Republicans have no basic understanding of law or the constitution," Murphy said in a statement. c v b g b

-Via amNewYork Metro

DAN'S COLUMN

Inside Camp Hero and Montauk's Military Past

BY DAN RATTINER

Just before you get to the Montauk Lighthouse, there is a turn-off to a 415-acre public park called Camp Hero State Park. It was originally called Fort Hero and was named after Maj. Gen. Andrew Hero Jr., who died during World War II, and it is well worth a visit. Built in the early 1940s as the home of the Montauk Air Force Station, it served as a coastal artillery base to prevent the Germans from attacking American soil during World War II.

Hundreds of soldiers lived in barracks there. Their weapons included four 15-foot-long artillery guns which, sheltered in bunkers under concrete hoods, could, with a thunderous roar, fire shells 23 miles out into the ocean to sink enemy battleships. Elsewhere on the property was an anti-aircraft gun and seven concrete machine gun nests in concrete towers 20 feet up from which American soldiers could fire through slit windows at Germans disembarking from landing craft determined to fight their way inland from the beach.

Two machine gun nests were at the lighthouse itself. One was a giant concrete clamshell embedded in the cliff face below the lighthouse with the slit window facing west. It's gone now, washed out around 1995. But the other machine gun nest still stands. It is the white rectangular building that rises 60 feet directly in front of the 112-foot lighthouse. Look up and you'll see the slit window at the top where the guns and the officers with binoculars were stationed.

Had a German armada of ships, bombers and landing craft ever invaded, which they did not, the base's formidable array of defensive weapons might have delayed them for a day or two.

When I was a teenager in Montauk years ago, what today is Camp Hero State Park was a woods filled with abandoned buildings mostly falling apart and covered with vines. When World War II ended, the Army shut Camp Hero and cut up the big guns for scrap. But they removed nothing else. Camp Hero was just left to rot, a spooky place to climb around in, which we did, sometimes at night, by climbing over chain-link fences. Seen from the air, it had been built to resemble a fishing village. Roofs bore fake church steeples and bell towers. There was a "town green."



SAGE RADAR TOWSER AT CAMP HERO IN MONTAUK ... TO THE RIGHT, A MACHINE GUN NEST THAT LOOKS LIKE A PRIVATE RESIDENCE. NOTE THE SLIT WINDOW BELOW THE EAVES.

When I was 17, the local fire department was tasked with burning the fake village down. An exercise would be the end of that.

So what is Camp Hero today? The property still sports bunkers and military structures; one is high on a hill and consists of a reinforced concrete rectangle that, with its peaked roof, resembles a house. The roof's overhang creates a narrow shadow underneath that disguises the slit windows and machine gunners.

One surviving artifact is the radar tower, deployed in 1960 and operational until 1980, to become an Air Force early warning system facility. The enemy was not Germany now, but Russia. And though there was no fear of a Russian invasion, there was a fear that the Russians might fire guided missiles.

The 773rd Air Force base, as it was called, was activated in 1946. It had no landing strip. After 1960, it was just the tower and its support buildings and a staff of about 100 officers. Had the Russian missiles flown overhead in those years, officers controlling the radar tower at Montauk would have radioed the big military airport at Westhampton (now Francis S. Gabreski Airport), so the tops to the underground bunkers at that airport would open and Atlas anti-missile missiles would launch to engage the incoming missiles.

In the late 1950s, I occasionally de-

livered prescription drugs to the officers at the Air Force base (the 773rd Aircraft Control and Warning Squadron). My dad owned the drugstore in town. Barbed wire surrounded the 773rd. Two soldiers with rifles at the entrance gate let you in. Inside were newer barracks buildings, a gymnasium, a rec hall, an officers club, and a PX where I remember seeing officers buy such stuff as candy bars, toiletries, stamps, envelopes and beverages. Also there, off limits, were several bomb-proof concrete buildings that comprised the command control office. Inside, watching green screen radar monitors, the technicians kept a close eye on the skies.

Meanwhile, at our family's home on South Fairview Avenue, my dad would listen to the news on his radio console and then, with the radar tower turning to monitor the skies, we'd hear, at 1-minute intervals, a short "zzzzzzt" sound as the radar signal bounced off us. It didn't seem to harm anyone.

"A small price to pay to defend America," Dad said.

And then, sometimes at night, we could hear and even see military exercises over the Atlantic Ocean, where retired ships were shelled by the planes from Westhampton coordinating with the radar instructions from Montauk.

Then, one day, the officer in charge of the 773rd came into our store (White's Drugstore) tearfully telling my dad how much he had been ap-

preciated going down in the middle of the night to the store to fill an urgent prescription for someone, but now the base was being ordered closed.

And so these abandoned military facilities sat in the woods by the Montauk Lighthouse rotting and deteriorating unattended for decades. And during that time, young people continued to secretly climb around in it. (I visited it three more times.) Underground tunnels led to racks of ammunition shelves. Now the early computer machinery in blast-proof concrete buildings became accessible. One young author, Preston Nichols, wrote a book called *The Montauk Project: Experiments in Time*. The book described time travel experiments and other secret government projects nobody was allowed to know about. A first book led to a second and then a third. The book partly inspired the hit Netflix series *Stranger Things*, which was originally going to be called *Montauk*. I was mentioned in the second book. I'd written the author that it was a load of crap. He declared me to be part of the government's secret cabal.

Most of Camp Hero is under the jurisdiction of the New York State Office of Parks, Recreation and Historic Preservation. The park, mostly undeveloped, opened to the public in 2002.

Stop by. It's a remarkable place to visit, even in the winter. But go there before sunset, so the goblins don't attack your car.

OLIVER PETERSON



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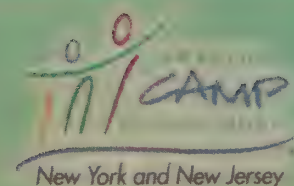
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NEWS & VIEWS

Beth Stern & Star Animal Sundays Create Charm to Help Cats & Dogs in Need

BY OLIVER PETERSON

Southampton animal advocate and bestselling author Beth Stern and luxury jewelry brand Star Animal Sundays have collaborated on a gorgeous new, limited-edition charm with all proceeds benefiting her Beth's Furry Friends Foundation to support animals in need.

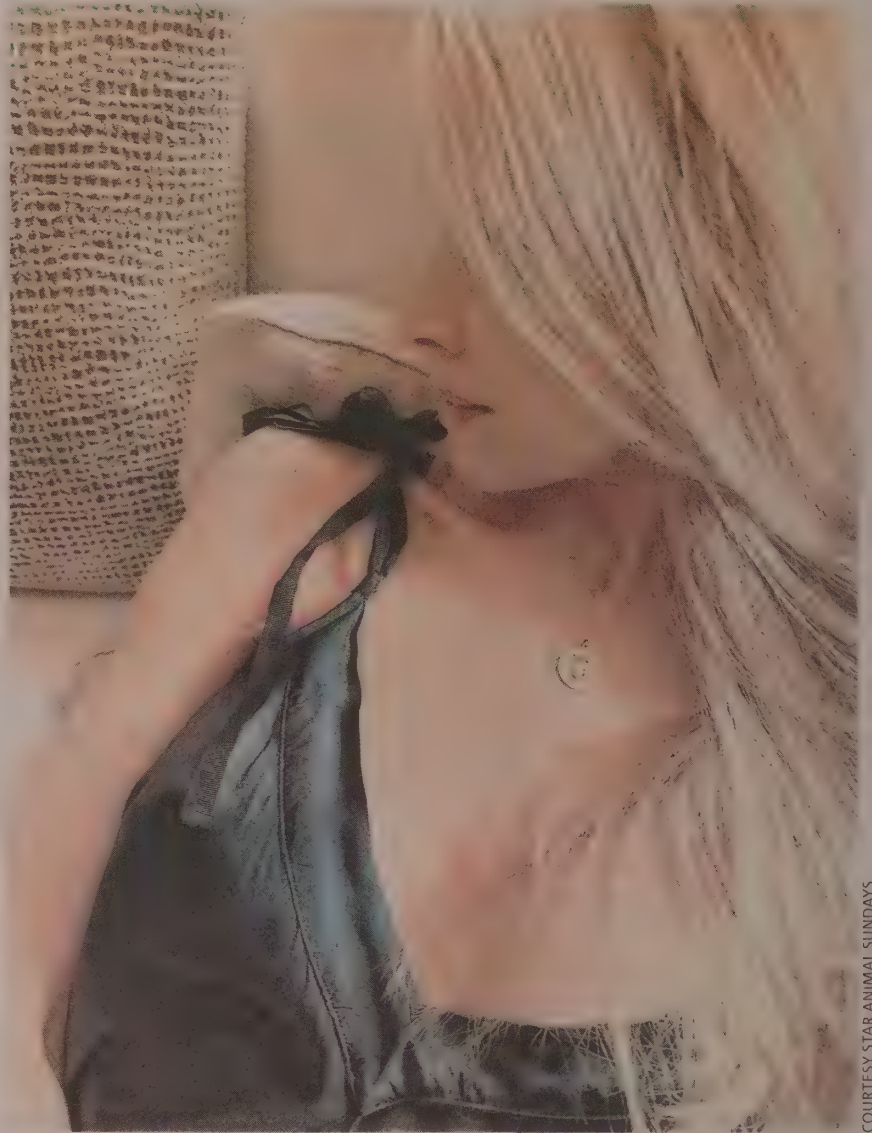
Co-designed by Stern and the Star Animal Sundays team, the charm has unique designs on each side — one featuring a cat and dog, and the other a pair of wings and all-seeing eye, along with additional iconography and two stones — all symbolizing protection for animals. Every detail has

been considered.

The charm, which Star Animal Sundays calls its Spirit Unity Talisman, is available at a variety of price points, from a \$750 10-karat gold necklace to a \$250 gold-plated charm on sandalwood beaded bracelet, and a gold-plated necklace for \$295.

Each charm also includes a special, limited-edition Star Animal Sundays x Beth's Furry Friends Foundation talisman booklet.

Known for her love of fostering and rehabilitating abandoned cats and kittens, Stern has fostered, provided medical care and found loving homes for nearly 2,000 unwanted cats and dogs, many of them staying in special



BETH STERN MODELING HER STAR ANIMAL SUNDAYS CHARM

COURTESY STAR ANIMAL SUNDAYS



BETH STERN AND STAR ANIMAL SUNDAYS CHARMS ON WOODEN BEADED BRACELET

COURTESY STAR ANIMAL SUNDAYS

NEWS & VIEWS

foster rooms at the homes she shares with her husband and fellow animal lover Howard Stern in Palm Beach, Manhattan and Southampton.

She was also instrumental in the creation of Bianca's Furry Friends Feline Adoption Center, which opened in 2020 at North Shore Animal League, the world's largest no-kill shelter and rescue organization.

Her partner in this charm, Star Animal Sundays, designs "spirit(ual) animal power charms with ancient, shamanic, and historic meaning," using repurposed gold and gemstones that represent the significance of each animal.

They often work with philanthropic partnerships for worthy causes, such as the Nature Conservancy, Boa Foundation, the Cultural Sanctuaries Foundation and, of course, Beth's Furry Friends Foundation, among others.

Stern spoke with us about the project and explained exactly how this charm's beautiful design ties directly with her good works.

Tell me about this project.

I'm excited to share with you details about my collaboration with fine jewelry brand Star Animals Sunday! I worked with their amazing team to co-design a limited-edition charm that symbolizes the protection for animals in need.

One hundred percent of net profits from the sale of the charm will be donated to my foundation, Beth's Furry Friends.

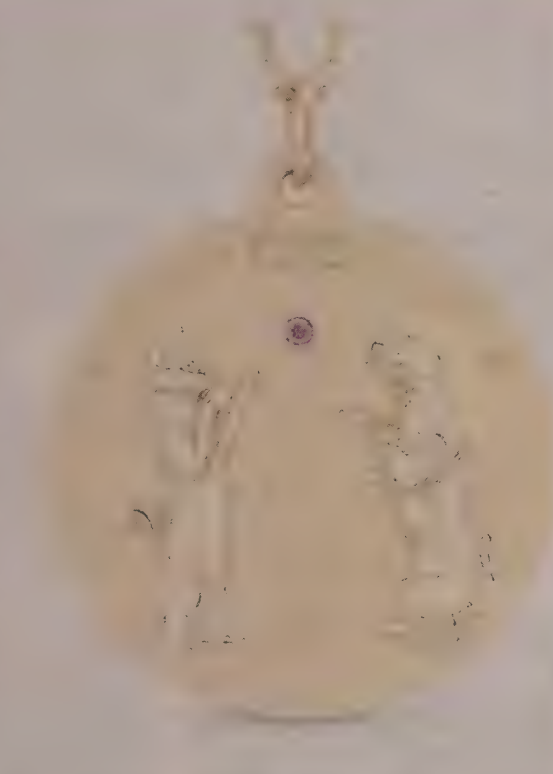
How did the partnership come about?

They actually reached out to me with the collaboration idea and I knew right away that it would be an ideal partnership! As a philanthropic fine jewelry brand, Star Animal Sundays partners with like-minded individuals and companies that have a passion for animals.

I love how the brand intersects style and spirituality with their animal power charms. I was happy to co-design a charm that represents my dedication and passion for animals.

Speaking of partnerships, I know you do a lot of work with North Shore Animal League, but this project supports your own foundation, Beth's Furry Friends. Can you tell us a bit about Beth's Furry Friends and how it differs from North Shore Animal League?

I am a national spokesperson, board member, foster parent and volunteer for the North Shore Animal League and have been proud to work with them since 2003.



BETH STERN AND HER STAR ANIMAL SUNDAYS CHARM NECKLACE

I created Beth's Furry Friends Foundation when I recognized there was a need for cats and dogs to be rehabilitated before they were ready for adoption. Something that can often be quite costly.

Beth's Furry Friends provides cats and kittens, dogs and puppies with high-quality medical care to rehabilitate them and prepare them for adoption.

You had a hand in designing the talisman. What was that experience like?

It really was a fun experience. I have always admired Star Animal Sundays as they are a philanthropic, ethical fine jewelry brand. I worked very closely with their team to co-design a talisman that I felt best represented my love and passion for animals.

The iconography cast within the two-sided charm is rich in meaning. On one side you will find the all-seeing protective eye with a white diamond for clarity and purity, along with whimsical wings that represent my mantra "time to fly," that I use when my fosters are ready to be placed in their forever homes.

The other side reveals a beautiful pink sapphire, a color that means compassion, that sits at the top of a leafy vine symbolizing abundance and growth. At the center sits an infinity symbol, representing everlasting love.

The two stars that adorn the sides of the charm signify Star Animal Sundays' respect and dedication to all animals.

I know you recently lost a beloved cat. Can you talk about the



COURTESY STAR ANIMAL SUNDAYS



BETH STERN AND STAR ANIMAL SUNDAYS COLLABORATION CHARM ON CHAIN NECKLACE

COURTESY STAR ANIMAL SUNDAYS

sacrifices necessary with rescuing so many — how you have to fall in love with all these cats and then give them to new homes, or lose them.

We not only lost our resident cat Yoda, but also our hospice foster Grog, who we adopted knowing he had a fatal heart condition. Our Yoda was supposed to only live 3-6 months when we adopted him and we had him as part of our family for over 10 years!

I was able to write two children's books about him so his legacy will live on forever. Our little Grog was given a few weeks to live and we had 10 extra, wonderful loving months with him.

They became so close and formed

such a special bond, and Yoda ended up passing away a few months after Grog.

We form such intense connections and love them so deeply that it's so painful when they die, but I think about the joy and love they brought to our lives.

When I foster, I feel a piece of me leave each time I hand them to their forever families. But then I go and grab another one who needs me.

Learn more about the partnership between Beth Stern and Star Animal Sundays, and order your own Spirit Unity Talisman, at staranimalsundays.com/collections/star-animal-sundays-x-beths-furry-friends-foundation.

REAL ESTATE

Final Figure: Marram Montauk Hotel's Multi-Million Deal



THE 96-ROOM BOUTIQUE RESORT, WHICH IS LOCATED ON THE OCEAN NEAR DOWNTOWN MONTAUK, TRADED FOR \$77.5 MILLION.

BY TAYLOR K. VECSEY

The oceanfront Marram Montauk sold in a multi-million deal last year — but for how much exactly?

According to Suffolk County deed transfers available late last week, the official price tag of the hospitality property at 21 Surfside Terrace shows it traded at \$77.5 million, making it the most expensive commercial deal of 2022.

An affiliate of KSL Capital Partners, a private-equity firm based in Denver, Colorado, specializing in travel and leisure investments, acquired the 96-room boutique resort, paying nearly \$808,000 per key.

"We are excited to offer visitors to Montauk refined, beachfront hotel accommodations that let them relax and unwind," according to a statement issued from the firm this week.

KSL Capital Partners boasts many high-end resorts in the United States and the United Kingdom on its website, including the Grand Hotel Mackinac Island in Michigan, the Fairmont Grand Del Mar in San Diego, California, and Postcard Inn Beach Resort & Marina in Islamorada, Florida. It also owns Squaw Valley and Alpine Meadows, now called Palisades Tahoe, two of the leading ski resorts in the nation.

"Following a \$9 million renovation in 2018, we are continuing to invest in the hotel and are planning on improving our meeting space for weddings and events for the 2023 season," the statement on



MARRAM MONTAUK, AS SEEN IN A GOOGLE MAPS VIEW FROM THE OCEAN

Marram Montauk continued.

The property last changed hands when it was called the Atlantic Terrace resort. Another Delaware-based limited liability, Oceanview Terrace Hotel, paid \$32 million for it in 2018.

The resort, located near downtown Montauk, then underwent a major renovation to modernize it. It was renamed Marram for the wild grass on the dunes surrounding the property. Derived from Old Norse language, marram is pronounced MAH-rom.

"We hope the local community has been able to sample all of the changes at the hotel. Mostrador, our seasonal restaurant, is a wonderful experience,

catering not only to our hotel guests but the community at large," KSL Capital Partners added in the statement.

After the 2018 purchase, Oceanview Terrace Hotel and Bridgeton Holdings, a foreign-based hospitality management and investment company that had an interest in the hotel and was also managing the restaurant were involved in a lawsuit with the Town of East Hampton over the use of a snack bar that the town said had been converted to a full-service restaurant without approval.

The two entities settled in June of 2021, according to *The East Hampton Star*.

Mostrador is described on the hotel website as an "on-site seasonal outdoor counter service café, which celebrates a refined approach to Latin American cuisine led by award-winning chef Fernando Trocca and restaurateur Martín Pittaluga of José Ignacio's La Huella & Mostrador Santa Teresita."

As for the hotel rooms, they go for \$500 to \$1,300 a night during the summer and \$350 to \$500 a night in the shoulder season, according to the hotel's website.

The deal closed on May 20, 2022. The owner is listed as a Delaware-based limited liability company called Ocean View NY Holdings. Eastdil Secured brokered the transaction, according to *The Real Deal*.

Bridgeton Holdings still owns Journey East Hampton, a 25-room hotel at 490 Pantigo Road, which had been put on the market at the same time as Marram, but has since been removed.

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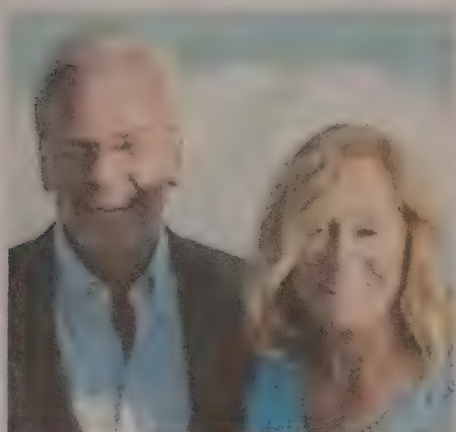
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HAMLET	SELLER	PURCHASER	ADDRESS	PROPERTY	CLOSING DATE	PRICE
Hamlet	Seller	Purchaser	Address	Property	Closing Date	Price
Amagansett	George Fontanals	Bayard CHD LLC	133 Cross Highway To Devon	Residence	10/21/22	7,125,000
Amagansett	Andrew Demko	Lucie & Christopher Ayres	82 Oak Lane	Residence	06/28/22	1,370,000
Aquebogue	Robert DeTore	Curtis & Joy Caputo	130 Southfields Road	Residence	06/23/22	350,000
Bridgehampton	Thomas J Falkowski	Sag Harbor Antique Fire Trucks Inc	35 Millstone Road	Residence	10/14/22	1,250,000
Cutchogue	Peconic Retreat Adult Home Inc	595 New Suffolk Road LLC	595 New Suffolk Road	Commercial	11/10/22	1,260,000
Cutchogue	Rimor Development LLC	Barbara DiFrancesco	1 Farmstead Court	Condo	11/09/22	885,000
East Hampton	Damien & Dasha Dwin	Jeffrey & Corey Marell	8 Koala Lane	Residence	09/30/22	4,525,000
East Hampton	DCAR LLC	JDJ Albertines LLC	8 Albertines Lane	Residence	09/19/22	3,300,000
East Hampton	Elwood & Nancy Howell	Caren Heller	73 Pantigo Road	Residence	10/31/22	3,250,000
East Hampton	Edwin Mishkin	Lawrence & Luisa Kane	54 Oyster Shores Road	Residence	11/30/22	2,675,000
East Hampton	Marianne & Thomas Bonacuso	10 Island Road LLC	10 Island Road	Residence	09/30/22	2,375,000
East Hampton	Scope Development LLC	Jerry & Nancy Passaretti	40 Jonathan Drive	Residence	11/14/22	2,100,000
East Hampton	Thomas & Irene Quinn	Luis & Karen Ruiz	22 Wooded Oak Lane	Residence	11/16/22	1,690,000
East Hampton	William Wackerman	Fincap LLC	135 Cedar Street	Residence	08/16/22	1,650,000
East Hampton	Jonathan Yusca	James Petrie	12 Dominy Court	Residence	11/04/22	1,581,100
East Hampton	Jacqueline M Thomala	Barton Family Real Estate LLC	12 Beverly Road	Residence	10/18/22	1,500,000
East Hampton	Joyce Meyers	12 Sammys Beach Road LLC	12 Sammys Beach Road	Residence	09/16/22	1,450,000
East Hampton	David & Elizabeth Hinden	Garret & Jessica Bedrin	9 Lincoln Avenue	Residence	11/17/22	1,425,000
East Hampton	Barbara Patricola-McNiff Trust	Ruby-Ridge Partners LLC	17 Marion Lane	Residence	11/16/22	1,400,000
East Hampton	Ursula Kristofich	Lindsay DuBois	15 Gann Road	Residence	09/30/22	1,375,000
East Hampton	Alex Latyshevsky	Town of East Hampton	61 Isle of Wight Road	Vacant	07/27/22	1,285,000
East Hampton	David & Kimberly Brauer	Bilto Enterprises LLC	10 Morris Park Lane	Residence	09/30/22	945,000
East Hampton	Marilyn Fitterman	Denise Walsh	66 Hildreth Place	Residence	09/28/22	880,000
East Hampton	Abel Family Partnership LP	23 Guernsey Lane LLC	23 Guernsey Lane	Vacant	10/17/22	820,000
East Hampton	Meida Capital LLC	Intensive Precision Inc	12 Central Avenue	Vacant	11/04/22	675,000
East Quogue	Carlos Vasconez	Kenneth & Jane Slevin	75 Corbett Drive	Residence	11/03/22	2,195,000
East Quogue	Mingzhu Hua	Cheryl & Scott Metzger	5 Jeffrey Lane	Residence	10/14/22	1,400,000
East Quogue	14 Jones Road LLC	Carl Governale	14 Jones Road	Residence	07/12/22	1,200,000
Flanders	US Bank	Kalemachi Group LLC	194 Longneck Blvd	Residence	10/05/22	409,500
Hampton Bays	Gull Wing LLC	Town of Southampton	240 West Montauk Highway	Commercial	10/28/22	1,950,000
Hampton Bays	James & Michael Cariello	Stone Hedge Investing Group LLC	278 West Montauk Highway	Commercial	10/06/22	1,450,000
Hampton Bays	BWinbtwRE Corp	Jared & Allison Weitz	6 Ridge Way	Residence	12/19/22	1,375,000
Hampton Bays	Paul Cicchetti	Ruslan Almakayev	118 North Road	Residence	11/04/22	979,999
Hampton Bays	Larry & Carolyn Haines	Sean & Ksenija McCormick	11 Neptune Avenue	Residence	09/23/22	799,000
Hampton Bays	Christine Tavear	Abraham Miller	6 Huckleberry Lane	Residence	08/11/22	600,000
Hampton Bays	Joseph & Francis Vallone	Linda & James Hagen	4 East Landing Road	Residence	11/10/22	500,000
Hampton Bays	Anthony Villareale	38 Newtown Road LLC	38 Newtown Road	Residence	11/05/22	152,700
Manorville	24 Schultz Road LLC	Arato Manorville LLC	24 Schultz Road	Residence	08/29/22	1,200,000
Mattituck	Evan Martilotta	Jose Huertas	30 Horton Avenue	Residence	12/22/22	640,000
Montauk	Kara & John Gally	Michael LaRocca	193 East Lake Drive	Residence	10/06/22	7,350,000
Montauk	Black Canyon Investments LLC	Town of East Hampton	21 Star Island Road	Vacant	10/26/22	4,500,000
Montauk	George M Galloway	548 West Lake LLC	548 West Lake Drive	Commercial	10/28/22	4,200,000
Montauk	Paul T Ragusin	Remus LLC	35 South Forrest Street	Residence	11/30/22	1,500,000
New Suffolk	Helene Munson	Adam Luchansky	300 George Road	Residence	11/03/22	1,075,000

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Deeds

HAMLET	SELLER	PURCHASER	ADDRESS	PROPERTY	CLOSING DATE	PRICE
North Haven	Sean A Pierce	Fab 6 Properties LLC	10 Fairlea Court	Residence	11/10/22	6,350,000
North Haven	Cecilia & James Komosinski	11 Fox Crossing LLC	11 Fox Crossing	Residence	09/21/22	5,395,000
Orient	James & Suzanne Douglass	Leslie Koch	735 Majors Pond Path	Residence	11/15/22	1,900,000
Quogue	Mark McCarthy	Susan & Michael Carter	36 Hampton Street	Residence	10/11/22	2,250,000
Quogue	Roger & Suzanne Gaston	David & Evelyn McCabe	3 Schaefer Lane	Residence	08/24/22	5,600,000
Quogue	Randi & Stuart Feiner	Jeffrey & Suma Mandel	49 Midhampton Avenue	Residence	10/13/22	3,610,000
Remsenburg	Alisa Norton	Ian Connett	42 Mill Road	Residence	11/16/22	815,000
Riverhead	Irene & Joseph Ingoglia	Kathryn Curran	59 Tyler Drive	Residence	08/25/22	775,000
Riverhead	10 Gatz Realty LLC	Wilson Rivera	10 Gatz Road	Residence	08/26/22	750,000
Riverhead	Sylvia Calabrese	Ivan Vazquez	75 Further Lane	Residence	10/06/22	735,000
Riverhead	Paul Bellissimo	Nancy Cervantes	1381 West Main Street	Residence	07/25/22	600,000
Sag Harbor	James Cróak	John Dederick	12 Northview Drive	Residence	11/16/22	3,150,000
Sag Harbor	19 William Street LLC	Jay Plumeri	19 William Street	Residence	07/13/22	1,330,000
Sag Harbor	Patricia Lindahl	Robert Newton	194 Noyac Avenue	Residence	07/23/22	850,000
Sag Harbor	Cas Goldberg Family LP	Aiglon LLC	26 Cedar Point Lane	Residence	02/16/22	650,000
Sagaponack	Caroline & Jacob Werner	Joan Craig	22 Glenwood Lane	Residence	10/11/22	2,925,000
Shelter Island	Estate of Florence Bevan	Robert Weinstein	28 South Midway Road	Residence	11/03/22	2,150,000
Southampton	Beechwood Latch LLC	Snyder Family Trust	101 Hill Street Unit 4	Condo	06/30/22	4,315,000
Southampton	Rosko Farm Realty LLC	Rosko54 LLC	54 Rosko Lane	Residence	10/11/22	3,250,000
Southampton	Viva Group LLC	Jennifer Globus	5 Kings Lane	Residence	10/19/22	2,995,000
Southampton	21 Old Town Rd LLC	Vance Management LLC	21 Old Town Road	Residence	11/02/22	2,800,000
Southampton	Lisa & John Cokinos	James & Kelsey Giugliano	9 Mountain Laurel Lane	Residence	05/24/22	2,500,000
Southampton	John & Kerry Soliman	Syed Shah	50 Woodland Farm Road	Residence	11/15/22	2,475,000
Southampton	Grace Hansen	77 Turtle Cove Drive LLC	77 Turtle Cove Drive	Residence	09/16/22	1,600,000
Southampton	Second Chance in The Hamptons Inc	HREA 40 W Main St LLC	40 West Main Street	Commercial	09/13/22	1,375,000
Southampton	Estate of Charles Abramoff	46 Kennedy Drive LLC	46 Kennedy Drive	Residence	09/21/22	906,000
Southampton	Daniel & Lucia Brienza	Jose Flores	605 East Montauk Highway	Residence	11/17/22	675,000
Southold	ADF Ventures LLC	Soundview Real Property Holding LLC	17877 Soundview Avenue	Residence	11/16/22	2,650,000
Southold	Beverly Kendall	150 GCL LLC	150 Goose Creek Lane	Residence	08/08/22	1,700,000
Southold	Sean P O'Donnell	Bonnie & Douglas Green	275 Midfarm Road	Residence	11/17/22	1,352,600
Southold	VA Realty Inc	NoFo Property Holdings LLC	44655 County Road 48	Commercial	06/14/22	1,300,000
Southold	Roberts Premier Development LLC	Gina Mavuro	565 Mailer Court	Residence	07/20/22	1,150,599
Southold	Martin & Adrienne Lynch	David & Charla Phillips	450 Youngs Avenue	Residence	09/16/22	979,000
Southold	2nd Generation Properties LLC	Bianca Milov Trust	905 Wildberry Lane	Vacant	09/26/22	485,000
Southold	2nd Generation Properties LLC	GOED Intent LLC	1135 Wildberry Lane	Vacant	10/26/22	485,000
Wading River	Susanne Gruenberg	Brendan & Jennifer Okoye	2 Indianwood Court	Residence	11/16/22	989,000
Wading River	Amanda & Justin Roman	Joseph & Samantha Simmons	161 Overlook Drive	Residence	07/26/22	625,000
Wading River	Bryan K Phillippe	Michael & Courtney Mills	183 Dogwood Drive	Residence	11/22/22	500,000
Wainscott	Dorin Farcas	Adam & Karen Karp	553 Wainscott Northwest Road	Residence	08/06/22	4,195,000
Wainscott	Ruby Ridge Partners LLC	John & Jennifer Moore	20 Ridge Road	Residence	11/03/22	2,950,000
Water Mill	Earl & Sara Geer	Lux Construction & Design LLC	148 Upper 7 Ponds Road	Residence	04/26/22	1,600,000
Water Mill	Fordune Association Inc	Town of Southampton	1045 Flying Point Road	Vacant	11/09/22	100,000
Westhampton	342 Third St LLC	Thomas & Michelle Quinlan	19 Summit Blvd	Residence	10/18/22	1,310,000
Westhampton	Eli & Stacie Sheena	Cudjoe Sunshine Boys LLC	575 Dune Road Unit 21	Condo	09/27/22	1,110,000



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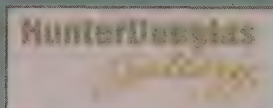
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KEVIN LANG

**10 tips for Maintaining a
Wood-Burning Fireplace**

The fireplace is the focal point of many homes. Consider these best practices for fireplace maintenance.

Install Carbon Monoxide, Smoke Detectors

Issues like carbon monoxide poisoning or smoke in the house could arise when you have a clogged chimney.

Remove Soot, Creosote

Both of these residues have to be removed professionally, if necessary, to prevent it from blocking airflow.

Check The Chimney

Whether you have a masonry or metal chimney, it is vital that you regularly check it for any cracks, dents, or rust, as they could be signs of a bigger problem.

Use The Proper Wood

Generally, wood should be dried for 6-12 months before they're good for burning in the hearth. To make them dry faster, it's best to split logs into small pieces of wood.

Test Before Using

Just light up a few pieces of wood first and check if the smoke is released through the

chimney. If it enters the room, troubleshoot and correct the problem first before loading up lots of wood.

Install a Blower and Heat Proof Glass Door

The glass door will not only prevent sparks and embers from tumbling out from the hearth into the room. A fan or blower installed will help circulate the heat.

Troubleshoot and Correct Problems

For example, white stains in the bricks of the chimney can be a sign of too much moisture due to leakage.

Consider Safety Precautions

Keep combustible carpets or furniture as far away from the hearth as possible, make sure you're using the proper tools to clean the fireplace, and never leave a fire unattended.

Hire a Professional Chimney Sweep

Have a certified chimney sweep inspect it at least once a year or more frequently.

In addition to this column's insurance tip of the week, I want readers to know they can call me for advice, questions or any coverage concerns at any time at 1-866-964-4434.

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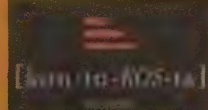
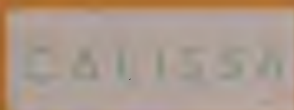
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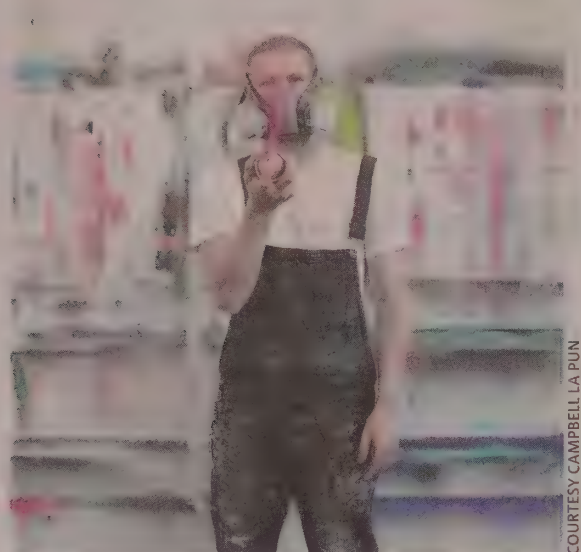


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ARTS & ENTERTAINMENT

Honoring This Week's Cover Artist: Campbell La Pun



COURTESY CAMPBELL LA PUN

CAMPBELL LA PUN

BY DAVID TAYLOR

This issue's cover art by Campbell La Pun comes to us from DTR Modern Galleries. Born in New Zealand, La Pun called Melbourne, Australia home until he took his budding art career to Tokyo, Japan. There he blossomed into a renowned international artist, using paints, aerosols, stencils and images of iconic pop culture characters from video games, films and anime. Here, La Pun discusses this week's cover art, his career and his greatest artistic achievement.

What inspired you to paint "Sakura Hanami – Ful" and how does it serve to expand your Sakura Hanami series?

On my walk to my studio I used to pass through a famous walkway to the main Kamakura shrine which was full of cherry blossoms during the season. I would always think about if it was possible I could paint them using spray paint and create paintings that would give the same feeling being absorbed at the peak when they were blooming.

Towards the end of the season as the flowers would start to fall, I'd notice more sky in the background so the later paintings had more blue in the background representing this change which completed the series of paintings that year.

How was this piece created? Walk our readers through your creative process.

First I'll select images of different individual flowers and create stencils from them. Each flower is then separated into around five layers splitting colors from dark to light which is then each cut by hand using a scalpel. The first layer is attached to the panel and painted using spray paint, then the same step repeated for each remaining layer until the flower is complete. The next flower is then attached and the process repeated over and over until the painting has enough flowers to create the feeling of the cherry blossom season.



COURTESY DTR MODERN GALLERIES

CAMPBELL LA PUN'S "MONTRACHET KRUG – REPETAE" (2022, AEROSOL ON PANEL, 57.5" X 40.5") AVAILABLE AT DTR MODERN

When do you consider the starting point of your art career, and how did your move to Japan impact your career trajectory?

I feel there's been two starting points to my art career. It first started with an interest in music, and I continued to study sound as art through university. In 2013 I decided to start painting, creating my first pieces at the start of the year which went straight to a gallery, and it hasn't really stopped since then.

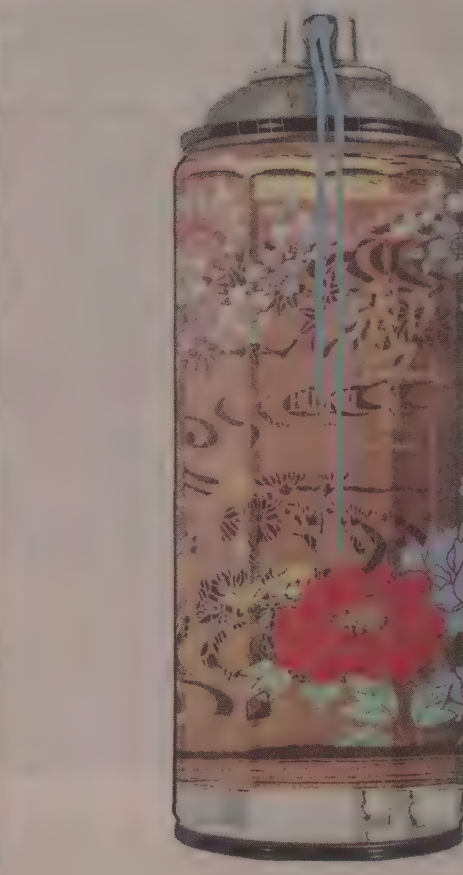
I moved to Japan later that year which allowed me to focus on the work and to establish myself as an international artist.

How and when did your partnership with DTR Modern Galleries begin?

DTR first contacted me in 2017, and we've been working together ever since. They've been incredible to work with since the very beginning, and I'm very fortunate to have found such a professional gallery. Everyone at each gallery is a pleasure to work with. I enjoy all the artists they represent, so it's always a thrill to see my work hanging next to them.

What do you consider the greatest accomplishment or accolade of your art career so far?

I really loved working with Dom Perignon for a private event in Switzerland; my first Paris-solo



COURTESY DTR MODERN GALLERIES

CAMPBELL LA PUN'S "HIBIKI SE – 24 SEASONS (BLUE DRIP)" (2022, AEROSOL ON PANEL, 57.5" X 40.5") AVAILABLE AT DTR MODERN

show will always be a great memory, and I'm now looking forward to putting a new show together at DTR in Boston in the fall. I try to think I'm always just at the beginning of my career, so I'll always be working on my greatest accomplishment.

What do you find most rewarding about creating and sharing your art?

The most rewarding part is completing the work and sending it out into the world for someone else to enjoy. It's during the creation of each painting I work out what I plan to do next so by completing the piece, it allows me to understand the next piece and keep progressing and improving the work.

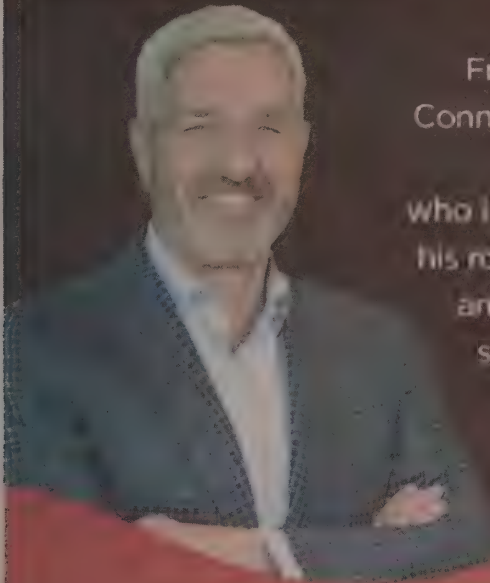
Would you like to share any closing thoughts or additional information?

It will be DTR Modern Galleries' 20th anniversary this year which I'm honored to be a part of. Every artist's work looks amazing, so I would recommend visiting one of the galleries when you have the opportunity.

To see more of Campbell La Pun's artwork and inquire about purchasing a piece from DTR Modern Galleries locations in Palm Beach, New York City, Nantucket, Boston and Washington, D.C., visit dtrmodern.com.

VICTORIA'S A-LISTER PODCAST

Hosted by Victoria Schneps



Frank Sorrentino of ConnectOne Bank, speaks of the people who impacted his early life, his role as Chairman, CEO and Founder and his secrets to success.

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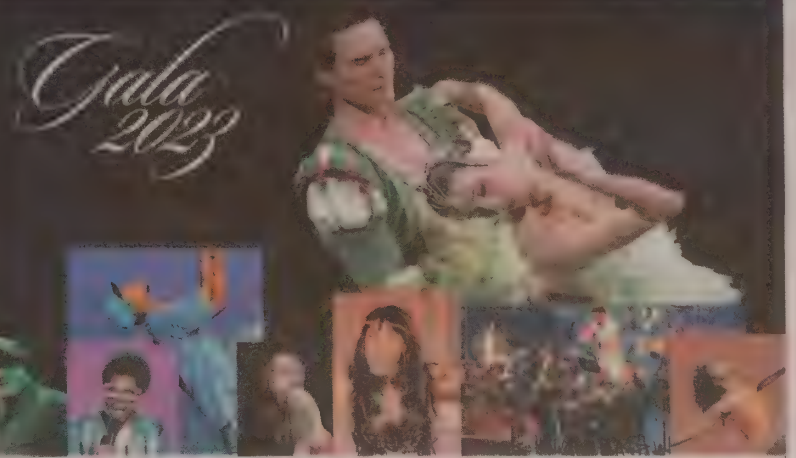
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STONY BROOK
SYMPHONY
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Sat. March 25 @ 8pm

PROKOFIEV'S PETER & THE
WOLF - FOR KIDS - Sun.
March 26 @ 3pm

STARRY NIGHTS - SPRING
Wed. March 29 @ 7pm

MIKE E. WINFIELD - COMEDY
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ARTS & ENTERTAINMENT

Unbossed, Unbowed & Underappreciated: Shirley Chisholm's Story Hits Bay Street for BHM

BY DAVID TAYLOR

Bay Street Theater is following up their fascinating exploration of the infamous Ruth Bader Ginsburg with a deep dive into the life of another boundary-breaking woman of politics: the woefully unfamous Shirley Chisholm, the first Black woman elected to Congress in 1968, as well as the first Black woman to run for president. Coming to Bay Street for a public performance on Sunday, February 19 at 2 p.m. is *Unbossed & Unbowed*, a one-woman play written and performed by Ingrid Griffith.

"I didn't know anything about her until about 2015," Griffith admits. "I saw a documentary about her run for president of the United States in 1972, and that got me thinking, 'How did she get there in the first place? What were her circumstances like?' ... Feeling like an outsider as a teenager when I came to the U.S., I was always curious to hear how other people like myself and African Americans get far, because I wasn't seeing that on television or seeing people in leadership roles."

Griffith goes on to explain that growing up in Guyana, many of her Black neighbors held prestigious roles as doctors, principals, heads of the ministry and relatives of the president of Guyana. However, when her family moved to the United States when she was 12, to Wyandanch on Long Island, she was surrounded by people like her, including her parents, working two jobs just to make ends meet.

Griffith's story mirrors that of Chisholm's (St. Hill at the time). At age 10, Chisholm returned to the U.S. after spending seven years with her grandmother in Barbados while her parents weathered the Great Depression in Brooklyn. Expecting to see the fruits of her parents' labor, she found them just as she left them — working two jobs to afford living in a less-than-ideal neighborhood.

"For me, it felt very much like my experience," Griffith says of Chisholm's adolescent arrival in the U.S., which influenced her decision to begin *Unbossed & Unbowed* at this point in the Congresswoman's story. After producing a successful one-woman-play about her personal immigrant story, *Demerara Gold*, Griffith knew she was ready to tackle Chisholm's story with the same grassroots fervor, but it would take years of research.

"I'm doing this on a very grassroots level, and I think that's what solo genres help us do as artists — to tell our stories and make it feasible for ourselves and also for the communities we're trying to reach," she says.

When Griffith began the process in 2015, her friends and family questioned why she was writing about a historical figure who was barely known, which was discouraging. Then in 2018, Griffith noticed a wave of Black congresswomen crediting Chisholm as an inspiration, and she felt her passion renewed. She finished the script in



ACTRESS AND PLAYWRIGHT INGRID GRIFFITH



VOTE CHISHOLM 1972 POSTER

2020 and began to tour the show across the country, building connections in many states and communities she'd never visited before.

"This is like my purpose to be telling this particular story out of any story — a story about social justice, making positive change and us being the ones to do it, inspiring youngsters," she says, adding that through the countless connections she's made via this show, "I don't feel like an outsider anymore. ... There's something about

that that's inspiring and empowering me to own me; I'm becoming more of who I think I should've been all along."

In *Unbossed & Unbowed*, Griffith tells of a young Chisholm inspired by her father who, overworked as he was, became an advocate and spokesman for their community. When the decision was made for her to stay in Brooklyn for college, because her parents couldn't afford the tuition prices offered by Vassar College and Oberlin College, she switched her primary goal from becoming a teacher to becoming a community leader like her father. She would go on to graduate from Brooklyn College, marry private investigator Conrad Chisholm, earn her master's degree at Columbia University and join the League of Women Voters, the Urban League and the National Association for the Advancement of Colored People (NAACP).

Chisholm's career in politics began in 1964, when she became the second African American to join the New York State Legislature. She then won a seat in Congress — putting motherhood on hold to introduce legislation aimed at supporting gender and racial minorities and the poor, commuting to Washington, D.C. from Brooklyn — and later co-founded the National Women's Political Caucus. "We see the things she had to give up in her personal life to fight for the bigger picture, the larger community," Griffith says. "She was going after the status quo, whether it was Black men, the white patriarchal system or women — she was fighting the status quo on all levels because she knew that things had to change, and she couldn't wait."

While her political career was impressive, it wouldn't help her much in her ill-fated presidential campaign. Hit with racism and sexism from all sides, she wasn't even allowed to participate in Democratic primary debates until she sued for the right to do so. Of course, Griffith has more to say regarding that eye-opening story.

Throughout the fast-paced show, Griffith plays 18 characters and weaves in humor with the history. "It's not just a history lesson, I have to say. It's very entertaining, funny at times, and the music is great, very uplifting," she says.

Before the public performance on Sunday, February 19, Bay Street Theater will present a performance exclusive to schools so that students can get an immersive lesson on an underappreciated trailblazer of Black history. "It's good to engage people of all ages, but the younger generation in particular is what I want to connect to because they're the ones that are going to have to make a difference and need to know now rather than later, like I did," Griffith says. "It's America's history, and we need to know the full story. And that's how we move forward."

Tickets are \$35 and are available through the Bay Street Box Office by calling 631-725-9500 and online at baystreet.org.

COURTESY BAY STREET THEATER

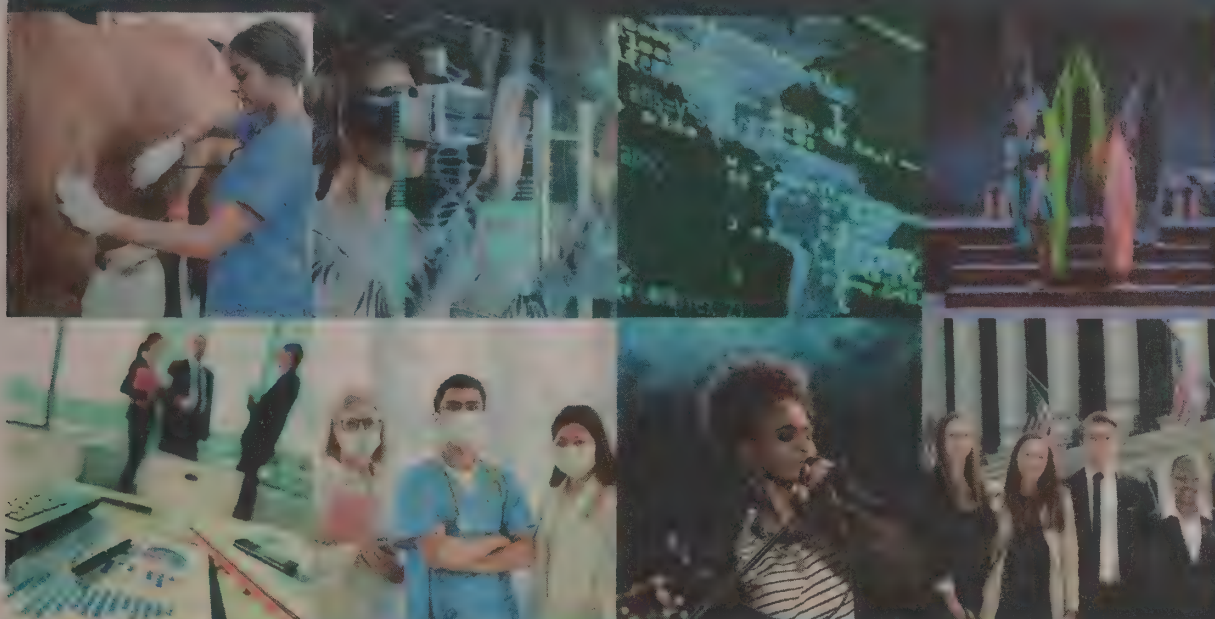
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ARTS & ENTERTAINMENT

Meet New Guild Hall Performing Arts Director Nick Schwartz-Hall



NICK SCHWARTZ-HALL

BY OLIVER PETERSON

Along with its major renovation and capital improvement project, resulting in a facility-wide upgrade, Guild Hall is putting some talented new hires in place ahead of their planned reopening. Among them is new Director of Performing Arts Nick Schwartz-Hall who brings more than three decades of experience creating shows at world-class venues and working with acclaimed artists.

Set to begin his tenure at Guild Hall in April, Schwartz-Hall was chosen through a year-long, comprehensive national search. He last worked as Senior Producer at The Music Center, Los Angeles, where he championed intercultural relations, and developed programs such as the Summer Sound-Waves outdoor concert series featuring Latin and African diaspora artists, Max Richter's SLEEP in Grand Park, and Joni 75, a birthday celebration of the music of Joni Mitchell. Schwartz-Hall also established the Music Center's producing department and oversaw the annual Gloria Kaufman Presents Dance season.

He comes to Guild Hall with limited experience of

the East End, but Schwartz-Hall has an open mind and already appears to understand the weight of the institution's powerful heritage and what it means to the community after more than 90 years supporting the arts locally.

"I was contacted when the search was launched for the Guild Hall position, and I wasn't really looking to move or anything, but it's just such a unique and remarkable opportunity to work across all areas of the performing arts in a beautiful location with a great legacy. A lot of people and artists I work with, they told me just the loveliest things about it," Schwartz-Hall says, speaking on the phone from Los Angeles, adding, "Basically, in a nutshell, it was just too good an opportunity to pass up on."

The new director points out that he spent 10 years at the Brooklyn Academy of Music (BAM) before moving to L.A., and they did a fair amount of work with Robert Wilson in Water Mill during his time there. He also went fishing off Montauk every summer, so the area isn't completely new to him.

"I've paid two visits to East Hampton and I've seen what the theater is going to look like when it's done, and I think it's exciting," Schwartz-Hall says. "It's

under renovations so it's a little hard to say, but it's a super interesting combination of the historic architecture and a complete modern upgrade in terms of sound and building in positions for cameras — I think it's kind of the best of both," he continues noting that things like the John Drew's circus-tent ceiling design will remain in place.

"I don't know the history, but I can see and feel how important the space is to the community in East Hampton, and my sense is that (Guild Hall Executive Director) Andrea Grover and the leadership, and the architects and the technical side have really tried to be very careful and respectful about maintaining what it is that feels special about that space, at the same time trying to put upgrades in, in terms of how comfortable the seating will be and the acoustics," he says. "I'm excited to see what it will be like when we finally get in there next year."

Schwartz-Hall has an extensive background in theater and music, but he remained cagey about his vision for exactly what people should expect on the Guild Hall stage. "I've had at least four different versions of a vision so far. Not to be coy, but I've literally just started the conversations with Andrea, and I'm not the kind of programmer who's just like, 'It's all about what I see as important and everybody else just shows up for it,'" he explains, describing a desire to truly get to know the community and be "both innovative and responsive."

He has a love for contemporary dance, intimate theater productions, spoken word and storytelling, and he shares excitement about podcasts, along with shows like "The Moth" on National Public Radio and even stand-up comedy. "I'm really aware and intrigued that Spalding Grey was part of the community there when he was still alive and active," he says. "I think that space could be a fantastic place for monologue and new work like that."

"Nick is a rare find with an astounding breadth of professional accomplishments and versatility in genres," Grover says of Schwartz-Hall. "But what Nick and the search committee most connected on was a deep love for artists and a belief that art helps us become better neighbors and global citizens. As Nick says, 'The arts provide us with ways to speak with each other about our common humanity, share values and perspectives, and uphold creativity and innovation in our communities. And, to enjoy ourselves together.'"

And he's worked with some of the best and brightest — such as Laurie Anderson, Ina Garten, Philip Glass, Ira Glass, Ethan Hawke, Kronos Quartet, Tom Stoppard, Twyla Tharp and many, many others — so there's no doubt Schwartz-Hall has the skills to deliver at the highest possible level.

"I am very grateful to join such an accomplished team and supportive board in a place with a remarkable legacy of creativity and deep and meaningful relationships with the surrounding community. I have been struck repeatedly by how people speak about Guild Hall's importance and impact on their lives ... Now with the prospect of reopening our historic and newly renovated venue, with galleries, a state-of-the-art theater, and spaces for learning and gathering, we have the creative opportunity and challenge of opening our doors as widely as possible."

Visit guildhall.org to keep up with the Guild Hall renovation and what's coming when it reopens.

COURTESY GUILD HALL

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New and old friends found

It was a wondrous week of fundraising lunches and dinners that also included a reunion with my beloved colleague Dan Rattiner and his wonderful wife Chris Wasserstein and my dear children.

Dan, the founder of *Dan's Papers*, had come to Palm Beach to visit me and stay with their gracious friends Adele Fuchsberg and her husband Dr. Derek Enlander.

Adele lives in Manalapan, a town that gives her access to La Coquille, an exclusive club for in the glamorous Eau Palm Beach Resort & Spa.

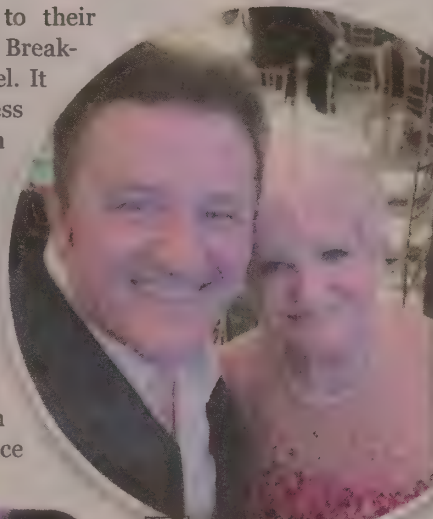
The night we were there, we were the only guests dining at dinner. The service and food were impeccable and, best of all, we could hear each other without the roar of the crowds that persist at most restaurants!

The rest of the week was filled with impactful organizations raising money for their causes with lunches and galas.

I'm a lover of opera and here in Palm Beach, there is a world class opera company that operates in the black thanks to its board chair David Genser's leadership. He

kindly invited me to their gala at the historic Breakers Palm Beach hotel. It was such fun to dress up and see the men wearing their finest tuxedos accompanying glamorously dressed women.

To my delight, after cocktails, the world-class tenor Piotr Beczala took my breath away with his magnificent voice



With opera singer
Piotr Beczala



Dan Rattiner visited me in Palm Beach



(L. to R.) Vivian Lieberman, Susan
Schulman Pertnoy and Ronda Starr

money for vulnerable Jews around the world. I loved how they celebrate each other, and the cause that they were there to support.

Later in the week, I was at the Hot Pink Luncheon for the Breast Cancer Research Foundation, founded by the late Estée Lauder. Her beloved husband Leonard and son William were there to carry the torch for their mother and further the cause. They honored Michele and Howard Kessler.

The event raised critical funds to support breast cancer research.

Another cause close to home, The Boys' Club of New York, which has programs for boys in Flushing and Manhattan, held a fundraiser at the Colony Hotel where ironically I met Shira, who owns Altuzarra, a fashion house in Manhattan and East Hamp-

and performance.

We then walked into the grand ballroom for a delicious dinner before dancing to the music of an electrifying band with three great singers. What a truly memorable night!

Earlier in the day, a powerful group of women who belong to the Lions of Judah had their luncheon in the Cohen Pavilion adjacent to the Kravis Center for the Performing Arts. These extraordinary women raise

outlets, which also features artists he represents.

I asked Christina and Eric Wilson to join us on the ride up and down the coast. During our voyage, we saw glorious homes facing the intercoastal that are often hidden from sight by the high hedges on their front lawns. We enjoyed Champagne and croissants as we relished the sun-filled skies and gentle breezes.

Since Jon and Hilary were staying at the hotel, we decided to enjoy dinner there, too, set to the music of Robert Cavallo, who was performing with the band!

Sunday marked a fabulous finish to the week.

We had lunch at Sant Ambroeus in The Royal Poinciana Plaza. Of course, we walked around the

outdoor mall for a shopping "fix" after our delicious meal.

It was a perfect end to a perfect visit, but it was bittersweet as we hugged goodbye!

A Super Bowl party awaited me with my friends Guy Clark and Harrison Morgan hosted by Diane and Neil Maune. How joyous, even though the Philadelphia Eagles lost (we own the daily newspaper *Metro Philadelphia*). On to next year!

featured at the fundraiser. She is a good friend of my kids, Josh and Tracey, and their children all go to school together. What a small world!

To top off the week, I was delighted to have my son Jon Yunis, his wife Hilary and their daughter Jillian join me at my hotel for the weekend. What a treat!

They live in Sarasota, where he practices medicine and is referred to as the "King of the Hernias" on the west coast of Florida. They took Alligator Alley for 3 1/2 hours to come visit me in Palm Beach.

They came Saturday afternoon after I had a wondrous morning on Ted Vassilev's yacht. I met Ted last year and we have since become great friends. He is a major supporter of the art featured in *Dan's Papers* Palm Beach and our Manhattan media



The Gensers with honorees
Merrill and Charles Gottesman



With my beloved Yunis clan



Diane and Neil Maune hosted me
at their Super Bowl watch party.

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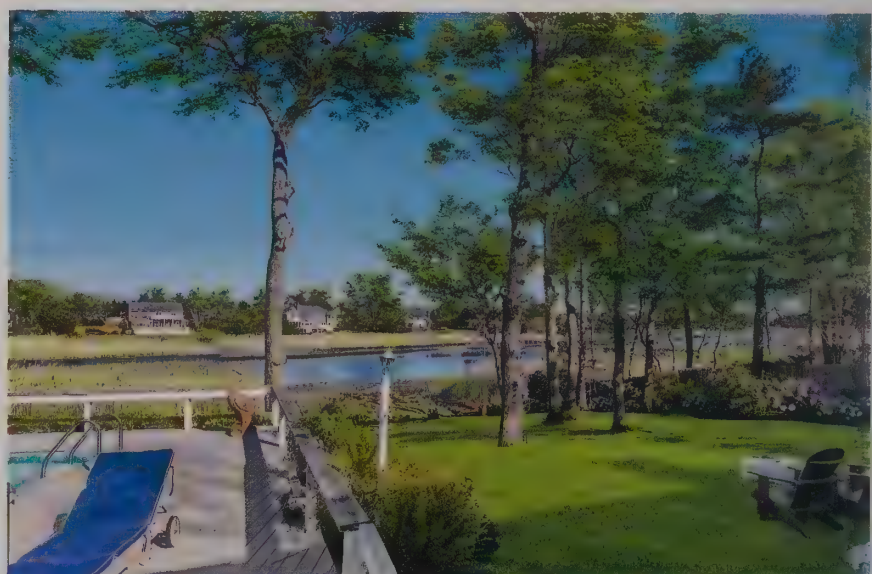
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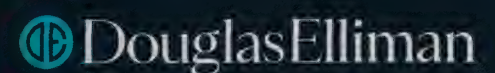
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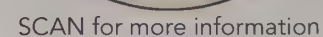


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Contents

HAMPTONS & PALM BEACH REAL ESTATE & LIFESTYLE...STEP INSIDE

08 NOT YOUR PARENTS BOCA RATON

Boca, as it is known, has always been a favorite with snowbirds. We wanted to hear from those who know it best, what makes this particular enclave so special?

18 SUMMER RENTAL AND PICKLEBALL

A new luxurious East Hampton property is the first summer rental that will offer a pickleball court in the backyard. It's a score for any pickleball-obsessed player — and there are plenty.

12 COVER STORY

A national top-producing agent with the Corcoran Group, South Florida agent Darlene Streit breaks down the keys to her success helping buyers and sellers in real estate.

22 LUXURY ON THE WATER IN BOCA

Inside the tony Royal Palm Yacht & Country Club community is a massive, resort-style property on the water, listed for \$39.5 million.

VOLUME XI / ISSUE 2

BEHIND THE HEDGES Palm Beach

On the cover:
Darlene Streit of the Corcoran Group
with her faithful friend, Bentley, in Palm
Beach
Credit: Lisa Campbell

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Interiors and much of the home were designed by Debra Geller. This two-acre, resolutely private estate is brilliantly located between Sag Harbor and East Hampton on idyllic Old Northwest Road.

The house is currently under construction, but you can call us directly for an advance private tour of the job site because renderings simply won't do justice to the thirty-foot-high beamed great-room, or the primary suite that opens directly out to the exciting pool house, garden and recreation complex.

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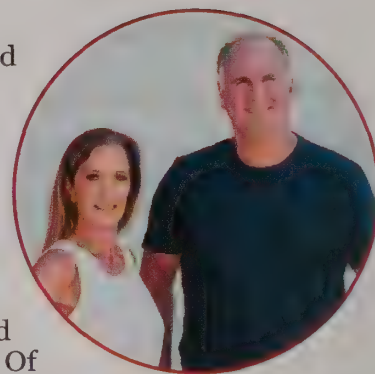
Our tour of the Palm Beaches this winter takes *Behind The Hedges* to Boca Raton. Known for its golf courses, beaches and great shopping, it's no wonder Boca is a favorite for snowbirds. We wanted to hear from those who know the lay of the land best, what makes this particular enclave so special. Who better to ask than some of the top real estate agents?



Sunsets at the beach in Boca Raton, especially one with a rainbow, are a sight to behold. *Getty Images*

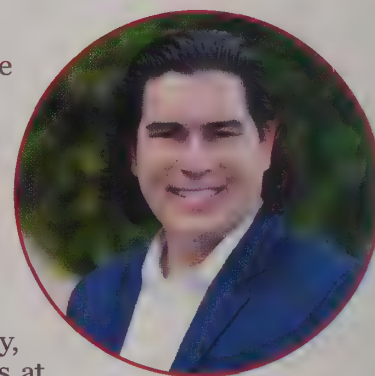
Katy and Chuck Luciano COMPASS BOCA RATON

My husband Chuck and I moved to Boca from Boston 25 years ago and began our real estate career. Prior to the move, I was skeptical about living in Florida full-time while raising our children. After years of Florida bliss, I can honestly say it was the best move we ever made and we've never looked back. Boca Raton is so special. Of course, it's known for its ritzy shopping mall, luxury Town Center and high-end restaurants, but here's the secret: it's also warm, friendly and fun! We got to raise our kids enjoying the outdoors — a long-forgotten experience these days — at Boca's three pristine beaches, one of which is where I taught them how to snorkel as it has a man-made reef just yards offshore. The locals know Boca as a "city within a park" including 20-plus parks featuring sports fields and courts, water parks, boat launches, pet parks, skateboarding and more. Now that our kids are grown and we are empty nesters, we're still enjoying all that Boca Raton has to offer — playing pickleball and getting a few rounds of golf in at the many public courts and courses across our beautiful city. All that said, whether you're seeking luxury shopping, a five-star meal or a relaxing day at the beach or golf course, Boca Raton simply has it all!



Aaron Buchbinder THE BUCHBINDER GROUP COMPASS BOCA RATON

Boca Raton is no longer the Del Boca Vista you picture in *Seinfeld*, it has evolved into a thriving and in-demand community that offers the best of everything. As the mecca of suburbia in South Florida, Boca is rapidly growing, both culturally and demographically. With demand for security, sunshine and outdoor activities at an all-time high, Boca's many resort-style country clubs are some of the most sought-after locales. The landscape of the city is evolving before our eyes with incredible new luxury developments in the works including ALINA Residences and Mandarin Oriental. The area's downtown corridor anchored by Mizner Park and The Boca Raton resort is one of the many parts of the city undergoing a facelift, and the city recently announced the renovation of the Boca Raton Innovation Campus with a boutique hotel, two luxury apartment buildings, shopping and a 5,000-person entertainment venue. The city is also more accessible than ever as the long-awaited Brightline station has opened, providing locals transportation from Palm Beach to Miami. With grade A schools, upscale shopping and fine dining, it's no wonder why Boca has become such a beloved destination and place to call home.



Dovi Ettedgui
THE CORCORAN GROUP
DELRAY BEACH

Nestled along Florida's Gold Coast, Boca Raton — "Boca" for short — is a vibrant community where history and innovation meet. Soak up old-world elegance at The Boca Raton resort built by Boca's city planner and notable architect, Addison Mizner. Then, stroll through picturesque Mizner Park to discover high-end shopping, al fresco dining and the city's social hub and dynamic cultural scene.

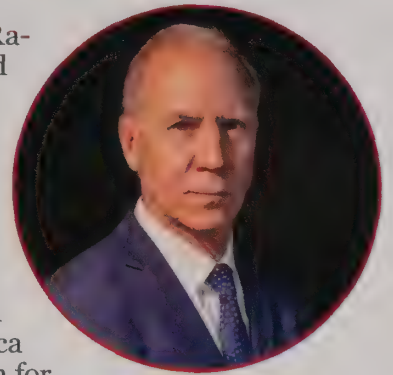
Not only is Boca home to championship golf, world-class tennis and two miles of white sand beaches — it's a special place I call home. Piqued your interest? Boca's also known for its leisure outdoor sports, sophisticated dining and a growing favorable business environment. Whether you're snorkeling off Red Reef Park, boating where the locals hang in Lake Boca or enjoying a traditional omakase experience at Sunset Sushi — you'll understand what gives this city its irresistible charm.



John Poletto
NESTLER POLETTO TEAM
ONE SOTHEBY'S INTERNATIONAL REALTY
BOCA RATON

In the 1920s when The Boca Raton hotel was initially designed and built, a level of quality control in zoning and construction became the foundation of what 100 years later would become the most sought-after lifestyle in South Florida. Featuring oceanfront, waterfront, exceptional country club and non-country communities, Boca Raton has become a destination for those looking for a world-class lifestyle.

As an oceanfront town, Boca Raton features some of the most extensive beachfront, Intracoastal Waterway and interior community park systems in all of Florida, and it's home to major universities, corporations, exceptional schools, public and private golf courses, tennis, pickleball courts, scenic bike trails, boating and all South Florida has to offer. With the new addition of the Brightline train, Boca Raton is now connected to Miami, Ft. Lauderdale and West Palm Beach, accessing endless sports, the arts and dining.



Jennifer Kilpatrick
THE CORCORAN GROUP
DELRAY BEACH

Known by the locals as just "Boca," Boca Raton is a smart and sophisticated destination filled with rich culture. Once a hot-spot for those in the northeast to escape the winters for a tropical paradise filled with pristine beaches, world-class shopping, fantastic dining and a buzzing social scene has now become a year-round locale for many. Boca has everything from waterfront mansions to oceanfront condominiums and gated communities centered around an active lifestyle. New developments are on the rise across Boca, with buildings offering concierge services, resort-style amenities, spectacular views and, of course, ease of access to Boca's lively downtown and beautiful beaches — with Red Reef and Spanish River Park as personal favorites. Additional attractions to experience include the Gumbo Limbo Nature Center, a 20-acre preserve and turtle sanctuary; Lake Boca, a popular boating, swimming and sunning destination; and the stunning Boca Raton resort, a world-class resort complete with golf course, beach club, several restaurants and an iconic spa. Located between Palm Beach and Miami, Boca is ideally located to visit both metros easily, especially with the newly opened Brightline luxury train with first-class amenities. Boca is truly a world-class luxury destination, situated perfectly on Florida's stunning coastline.



Rochelle LeCavalier
DOUGLAS ELLIMAN
BOCA RATON

Boca Raton is a coastal hamlet poised for stratospheric demand from the wealthiest of our neighbors to the north thanks to a boom of new development offerings. Nestled between white sand beaches and a seaside downtown is the most elevated resort offering in Florida, The Boca Raton, five luxury hotels inside one private resort, plus a membership club. Members and guests enjoy 12 restaurants (four of them in partnership with Mario Carbone's Major Food Group), a half-mile private beach, The Beach Club, golf, tennis, pickleball, a five-star spa, fitness center and a new \$60 million waterfront pool club. Originally built in 1926 by Addison Mizner and the subject of a \$250 million-plus renovation by new owners MSD Capital, the heart of our hamlet is a major draw for residents and visitors. The most affluent neighborhoods are in close proximity to The Boca Raton. Single-family estates in the most prestigious neighborhoods, such as Royal Palm Yacht & Country Club, paired with multiple luxury full-service condominiums under construction, ensure buyers will find the luxury they crave. The unmatched offering of ALINA Residences, adjacent to The Boca Raton has set a new precedent for new condominiums in the south Palm Beach County corridor.





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How to Succeed in Real Estate? Pick Up the Phone

Darlene Streit has closed \$1.9B in real estate transactions through responsiveness to buyers and sellers and creative problem-solving

story by Bernadette Starzee

Spectacular new construction for a luxury home is available on one of the best remaining golf course lots in Palm Beach Polo and Country Club in Wellington, listed with Darlene Streit of the Corcoran Group for \$4,680,000. Designs for the two-story home at 12184 Blue Cypress Court can be seen on page 13.

Responsiveness, creativity and persistence are the keys to Darlene Streit's success as a real estate broker.

A national top-producing agent with the Corcoran Group, Streit focuses primarily on luxury properties in Palm Beach, West Palm Beach, Wellington, Jupiter, Delray and all of South Florida.

"Buying or selling a home is a major transaction for most people. Understandably, they always want to know what's going on," Streit says. "Communication is extremely important to me and to my buyers and sellers. I answer the phone and I get back to people right away. I know clients can be concerned about their transaction at times, and part of the worry can come from waiting in suspense. The quicker I can address a concern or a question, the better. Sometimes concerns come up because of something that

isn't clear, which can easily be resolved with a quick phone call."

To Streit, it's not about just getting the transaction accomplished.

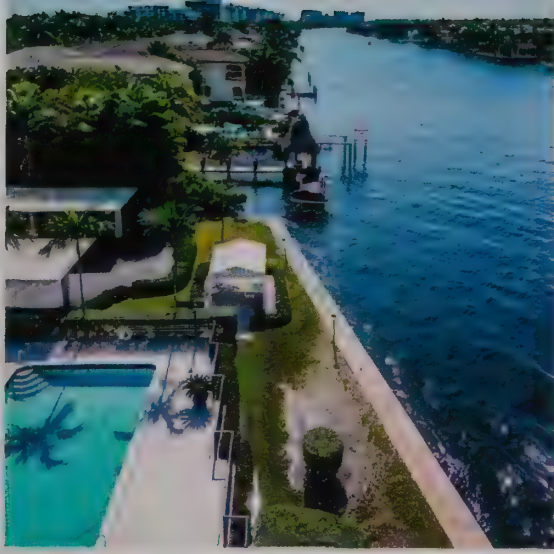
"I really care about people and doing the very best for the buyer or seller," she says.

In her career working in a variety of market conditions, Streit has gotten so busy at times that she's closed nearly a transaction a day. In 2021, for instance, she closed 322 real estate transactions, earning her the No. 26 spot among individual agents nationwide by sales volume, as ranked by RealTrends in the *Wall Street Journal*. In today's less frenzied market, Streit says, checking in with buyers and sellers is just as important — if not more so.

"I have my own staff to facilitate the transaction, and that allows me to communicate constantly with my buyers and sellers," she says.

"When I have a listing and showings are slow, I like to check in with the seller to let them know what I'm doing to market the property, whether or not I have received any inquiries, the general state of the market — whatever it is, people appreciate updates," she says. "One thing I always say when teaching other agents is that no one knows you're working if you don't tell them what you are doing for them, especially now that properties are staying on the market longer. You could be working incredibly hard, but the seller may think you're not paying attention to their listing unless you let them know you're on top of things. It's all about communication."

Throughout a stellar career that has spanned two decades, Streit has closed more than \$1.9 billion in transactions. She has excelled in red-hot markets, downcycles and every type of market in-between. She gets transactions done through responsiveness,



One of Streit's current listings is a Delray Beach condo with Intracoastal Waterway views.



The building at 2220 S. Ocean Blvd. offers a heated pool, and is convenient to shopping, dining and more.



With 1,725 square feet of living space, unit #802 features a light-filled, open floor plan.

creativity and persistence — which takes a front seat in uncertain times such as the current market.

"Transactions sometimes get complicated with so many variables," she says. "You have to look at a transaction from all sides of the equation and try to come up with a solution that works for everyone."

When buyers are having trouble finding something that checks all their boxes, she taps into her vast network.

"I've found so many properties for people off-market," she says. "It's about knowing the right people and making connections. If I have a buyer who wants something specific, I'm often able to find a property that meets their criteria or one that is quite similar. If someone looks at a house and says it doesn't work, I'm good at visualizing cost-effective solutions that would make it work and be beneficial for them."

Before getting her real estate license, Streit was a successful designer who sold her products to Neiman Marcus and other high-end retailers. She also holds a master's degree in psychology.

Streit got involved in real estate while investing, helping to develop and selling a 476-home community in Santa Fe, N.M., designed by New Urbanist pioneer Andrés Duany, co-founder of DPZ CoDesign, a Miami-based architectural firm that also helped design Seaside, Florida.

No one in her investment partnership of 16 part-



ners had development experience, leading Streit to problem-solve by finding someone to successfully manage the development. She took charge and located an experienced developer, Tommy Gardner, and as fate would have it, she wound up marrying him. At the same time, she restructured the lot sales program to facilitate sales to home builders while advising and marketing homes for the home builders. Sales were increased substantially, and the development was a very successful New Urbanist community.

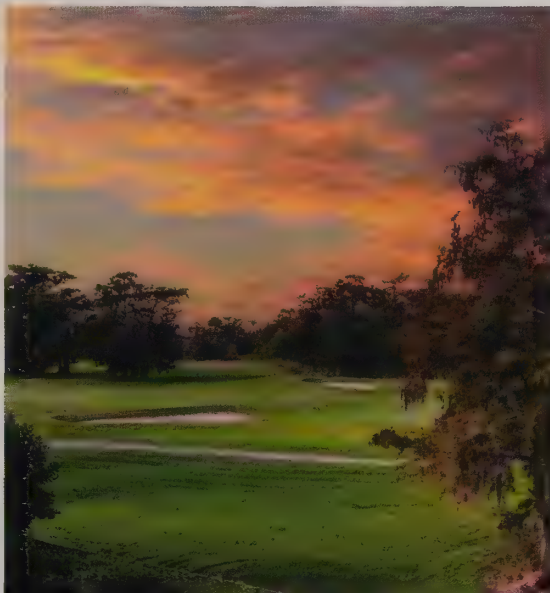
Now based in her native Florida, where Streit has lived at various times throughout her life, she continues to work with her husband, along with her marketing director and talented staff, all collaborating on the extensive marketing campaigns she undertakes for each of her properties as Florida continues to attract buyers from across the country and the globe.

"It's a fascinating and ever-changing market in that it's not a seller's market or a clear buyer's market — it's a bit of both," she says. "I think people are waiting to see what happens in the next couple of months. I think things will be much more active in the spring."

Darlene Streit in Palm Beach
Lisa Campbell



Plans call for a 3,700-square-foot house with a pool at 12184 Blue Cypress Court in Wellington. YRA Design Inc.



Once complete, the house will boast unobstructed golf course views.



The two-story home will feature high-end finishes and offer four bedrooms and five baths. YRA Design Inc.

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Seven Bedrooms & Pickleball, Too!

story by Arlene Cross

A rendering of an East Hampton home that will feature a pickleball court behind it.
Mayo Studios Inc.



If you don't like waiting around for a game of pickleball, why not rent a house in East Hampton that has its very own state-of-the-art pickleball court?

This brand new dramatic European farmhouse, currently being built in the Northwest Woods, will be ready and available for rent this Memorial Day through the end of September for \$475,000.

"It's going to be the first house built with pickleball to be put on the rental market," says Keith Green, an associate broker of Sotheby's International Realty, who has the exclusive listing with his partner, Ann Ciardullo.

Set on two acres on Old Northwest Road, the 9,700-square-foot abode features seven bedrooms, seven full and two half-baths on three levels of living space and a 30-foot great room with a wall of glass overlooking the tree-lined backyard. Among the numerous amenities for leisure and entertaining are a lower-level theater, a gym, a sauna, a steam shower, a massage room, a recreational room and a wine cellar, as well as a garage outfitted with an electric vehicle charger.

"They literally told the builder to pull out all stops: They want everything," says Green, adding, "As brokers, we've never been more excited about a home that was not on the ocean."

"It's really going to be quite amazing," Ciardullo adds. "The property is spectacular with a pool house with kitchenette and fireplace and a gorgeous gunite pool with a separate spa."

Then, there's the sunken pickleball court, perfect for fans of what has become the fastest growing sport in America.

Made for Picklers

A self-described tennis and pickleball junkie —



A sunken pickleball court is located just steps away from the house, still under construction earlier this winter. Not to worry, it all promises to be ready in plenty of time for summer 2023.

Keith Green

some refer to them as picklers — Arlene Rodriguez, who owns the property with her husband, Tom Fitzpatrick, thinks the pickleball court will be a welcome addition to the house.

"It's a great thing to have, even if you're just starting," says Rodriguez of the pickleball court.

"The learning curve's easy. So, I think people will

have a lot of fun with that — just an added thing to do outside."

Pickleball, a combination of tennis, Ping-Pong and badminton, is played on a 20-by-44-foot court, the same size as a doubles badminton court, with a 36-inch net and striped similarly to a tennis court.

Though pickleball's roots date back to 1965, it ex-



The indoor living space effortlessly flows into the outdoors, where there is a gunite pool, a separate spa and outdoor kitchen.
Mayo Studios Inc.

ploded in popularity during the COVID-19 pandemic, growing nearly 40% from 2019 to 2021, according to a 2022 report from the Sports & Fitness Industry Association.

Planning to reserve the house in the off-season for her family and friends, Rodriguez says her sincerest hope is for people to be happy there.

"I think it's going to be a place where people are going to have great memories because they have so much to do right there."

A Collaborative Effort

This is the second rental property in the Hamptons for the owners, who are based in Chicago, and their first foray into building a home here.

They tapped Phil Kouffman, a noted local builder, Hawaii-based draftsman Jorge Rios to develop this house, and Wainscott interior and construction designer, Debra Geller of Debra Geller Interior Design for the project.

The design team took about two and a half years to come up with an optimal layout, notes Kouffman, whose eponymous firm has offices in East Hampton and Westhampton Beach.

"I designed this house and positioned it where it would be very private from the road where you wouldn't see it," says Kouffman.

The residence, he explains, is different from many of the other homes being built in the Hamptons. "It's not completely traditional and it's certainly not mod-

ern, but it has the elements of all of those, both inside and outside," says Kouffman, adding that it has big voluminous rooms that flow into one another and a large mezzanine and an abundance of glass looking out into the backyard's private forest of white pines.

Due to the slope of the property between the pool and pickleball areas, they opted to recess the court on a lower tier, he explains. "So, it makes it look like it was all built in naturally."

Geller likens it to a well-thought-out resort.

An integral part of the design entailed extending the indoor living space seamlessly into the outdoors. Set off the main kitchen, the outdoor barbeque/kitchen has a double-island and a dining area with seating for fourteen. Further along the blue stone patio, is a firepit surrounded by comfy seating.

For the interiors, Geller was inspired by an 18th-century property in the Berkshires she has admired for years, melding old-world style with modern elements.

"I wanted to create a European feeling in the house, but give it some sexiness," Geller says, adding, "You walk in and you just feel the space like a warm cozy sweater."

Combining a mix of colors and textures, the home's exterior is black, mixed with warm stone. Inside are white oak floors paired with roughhewn exposed beams, set against a backdrop of dramatic black windows.

"And then we have this grand fireplace that will be done with hand Venetian plaster and a white finish that will give it an ethereal look," she says.

The great room will also include a deep reading nook surrounded by wall sconces and cabinetry.

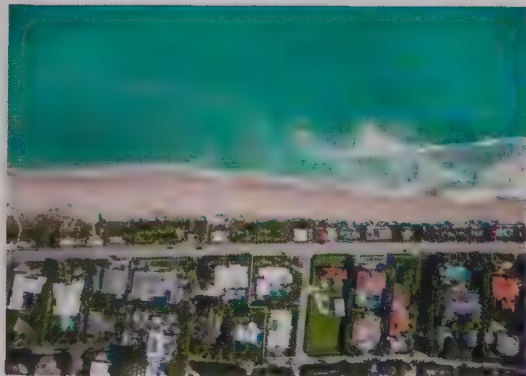
"It's a place you can go and get lost in the space," says Geller.

That is, if you don't get lost in your pickleball game.



Pickleball, which combines elements of tennis, badminton and Ping-Pong, soared to popularity during the pandemic. *Jennifer Smith/Getty Images*

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Old-World Feel, Dock and a Tony Boca Community

story by Taylor K. Vecsey | photos by Giles Bradford

The 18,000-square-foot home at 203 West Coconut Palm Road in Boca Raton is listed with Gary Pohrer of Douglas Elliman.

Luxury abounds both inside and out at a massive, waterfront Boca Raton home on the market for \$39.5 million.

Boca and the surrounding Palm Beaches are certainly not devoid of opulence. Still, this mansion stands out, no easy task given the neighborhood, the exclusive Royal Palm Yacht & Country Club, nestled along the Intracoastal Waterway and Capone Island.

Gary Pohrer of Douglas Elliman, the exclusive listing agent, calls the mansion at 200 West Coconut Palm Road unprecedented for “its sheer size, along with the fact that it is a triple lot with 300 feet of water frontage.”

The living space totals more than 18,000 square feet — that makes some of the multimillion homes in the Hamptons and Palm Beach seem small.

A grand, double-height foyer leads into expansive living areas that include a great room with a fireplace and a view out over the resort-style swimming pool.

Down an arched gallery hallway is the first of two wings, the first of which includes the main living areas.

At the heart of any home is the kitchen, which looks like it could be out of a scene in Europe with brick, a coffered ceiling, a mural backsplash, a farmhouse sink, and rich woods. Top-of-the-line appliances blend in or are hidden away in the exquisite cabinetry and a large center island seats at least four, while a connected breakfast area has two sides of windows that overlook the pool. There is also a walk-in pantry and an office off the kitchen where the meals can be planned. Another office can be found at the beginning of the other wing.

The resort-style, waterfront mansion sits on a triple lot and includes a large, freeform pool and yet still boasts a large grassy area.





The kitchen features top-of-the-line appliances that blend into the space.



A grand staircase leads to the second floor from the foyer.



The theater holds comfortable, plush chairs for movie-watching.

Another large, but cozy living space with a stone hearth can be found just off the kitchen with arched french doors that lead outdoors to a grand entertainment loggia with a stone fireplace.

The formal dining room, located across the hall at the front-side of the house, is among Pohrer's favorite rooms in the house.

"The dining room and wine room are over the top. The octagonal table seats 16 right next to an epic wine room," he says of the temperature-controlled space, which lends itself to an old-world feel with brick walls and countryside murals in window cutouts.

The large table in the dining room sits underneath a chandelier and a hexagonal mural on the ceiling.

Other living areas on this wing of the first floor include a media room with plush chairs, a game room with an eating area and a bar and a sitting room with a bar that has sliding glass doors that also open to the outdoor living area.

A laundry room in the center of the home offers two washers and two dryers and a center island. There is also a six-car garage.

The other wing of the home holds the primary suite. The generously-sized bedroom under a vaulted, coffered ceiling has room for a sitting area, though there is also a separate sitting room. Both spaces open to a porch overlooking the pool and backyard. The bedroom also has a front-facing porch, as well.

A hallway past two walk-in closets leads into a

primary bathroom that Pohrer describes as enormous. It features a large soaking tub at its center. Long, built-in vanities run along each side of the bathroom, one with a make-up station. There are also two washrooms for privacy.

Up on the second level, accessed by either of the two staircases, there are eight bedroom suites, many with built-in bookshelves and cabinetry, as well as vaulted ceilings and plenty of natural light.

The second level is also home to a sitting area, a second laundry room, a study loft, a storage area and a spacious exercise room.

A two-sided balcony that gives a bird's eye view of the backyard that can easily be mistaken for that of a world-class resort.

The freeform pool with a waterfall edge that looks out at the water is surrounded by flagstone terraces. The pool weaves around circular raised beds filled with tropical plantings and decorative water jets and features a spa and slide. A walk around the pool reveals lounge areas and even hidden seating areas, such as a built-in, mosaic-tiled, semi-circular bench with a matching circular table.

Just steps away from the pool is the beautiful blue water of the Intracoastal and a dock big enough for a 200-foot yacht.

The nearby marina at the Royal Palm Yacht & Country Club offers top-notch facilities with fuel and full-time concierge services.

The gated club neighborhood, founded more than 50 years ago, has a massive campus that includes a recently remodeled yacht club, pool, two-story country club, wellness center and tennis courts. The golf course was redesigned by the legendary Jack Nicklaus in 2003 and has since been enhanced by him again in 2014.

Downtown Boca Raton is also a quick 10 minutes from the neighborhood. But, who would ever venture off this property?

PALM BEACH

A D V I S O R Y



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Juno Beach Nearly New Construction
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Stunning Chalet-Style Estate

Mattituck, New York | \$2,895,000 | 4 BR, 6.5 BA | A private estate incredible for entertaining and restful retreats. This approx. 10,000sf home sits on 5 gated acres. There are 2 primary suites, 2 en suite bedrooms and a fifth bonus room/office. Beautiful vineyard views and close proximity to the beaches. **Web# 3421600**



Waterfront Jewel Box

Mattituck, New York | \$2,795,000 | 4 BR, 3 BA | Completely renovated and professionally designed. Incredible water views, a deepwater dock and waterside, heated saltwater pool. **Web# 3453839**



New Luxury Construction

Mattituck, New York | \$2,250,000 | 5 BR, 4.5 BA | The Charleston model, situated on .75 acres and boasts approx. 4,000sf of living space and includes a 20-foot by 40-foot heated gunite saltwater pool. **Web# 3445621**



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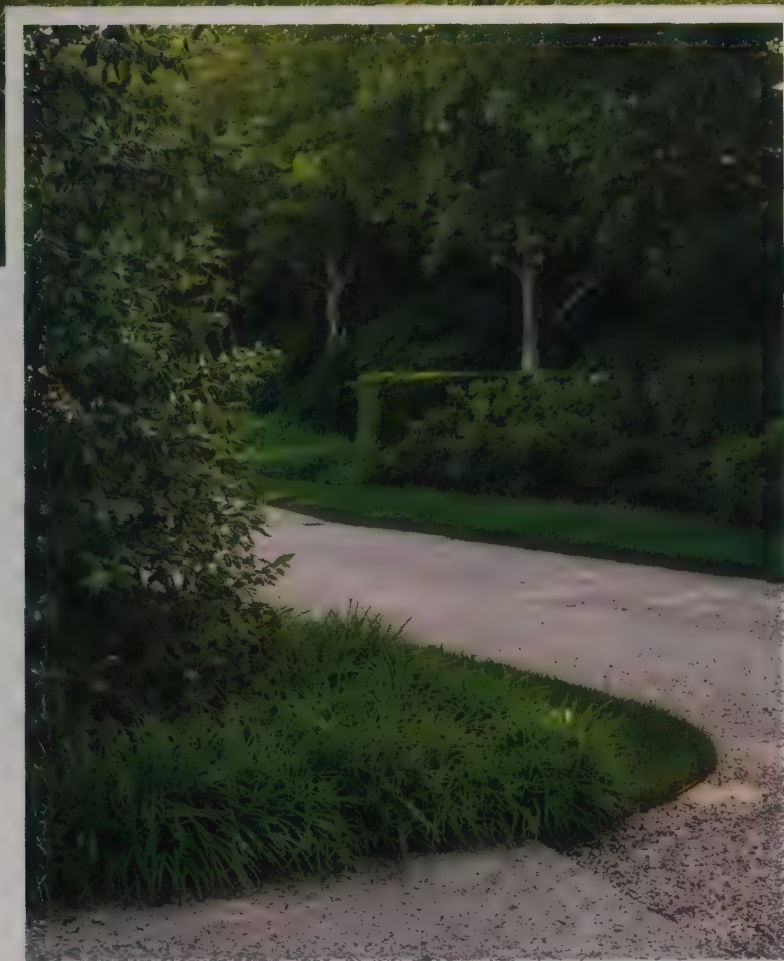
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44 Coconut Row, a318 | Palm Beach | \$4,395,000 | Designer renovated 2 BR, 2 BA condo in a full service building with hotel-like amenities including a restaurant with room service, pool, deli, valet parking and a putting green. New impact windows, new air-conditioning and intracoastal views. Could also be available fully furnished and turn key. **Web#RX-10842382**



3440 S Ocean Boulevard, 107N | Palm Beach \$775,000
Move-in ready, in a full service, oceanfront complex on approx. 11 acres. 2 BR, 2 BA with western Intracoastal views. **Web# RX-10837491**



2425 Presidential Way, 1101 | West Palm Beach \$359,900 | Recently renovated with new open kitchen, new flooring, and new bathrooms. This 2 BR, 2 BA condo also has amazing views. **Web# RX-10859981**



THE SPIRIT OF THE SOUTHAMPTON

A rare opportunity exists in "The spirit of the Southampton" La Dune highly regarded as one of the most iconic oceanfront estates in all of the Hamptons, and offers two residences on over four pristine stately hedged acres, with over 400 ft of bulkhead beach front. Inspired by Stanford White, the compound offers two gunite pools, sunken all weather tennis court, custom altos movie theatre, billiard room, fitness rooms, palatial grounds with court yards, private gardens and patio and decks surrounding almost all entry point.

WebID 2455771 Price Upon Request.

GEOFF GIFKINS 516-429-6927
geoffg@nestseekers.com



SENSATIONAL SWAN CROSSING ESTATE

The iconic 25-acre estate is one of the most exclusive stretches of land in the world, located on beautiful Halsey Neck Pond and steps from the Atlantic Ocean. It sits on over 200 ft of direct water frontage with expansive lawns and protected views in all directions. This sprawling 6-acre estate is complete with a hard-top tennis court, a large pool and spa, a poolhouse. Currently measuring 6,200 sq ft of interior space, the contemporary home provides floor-to-ceiling windows which highlight breathtaking water views from virtually every room. Most impressive are the numerous outdoor terraces throughout the home, as well as the 5 gracious bedrooms, 5.5 bathrooms. WebID 2441508 \$ 29,500,000.

JAMES GIUGLIANO 631-456-3567
jamesg@nestseekers.com



SOUTHAMPTON BOAT LOVERS SUMMER GETAWAY

Located in a highly desired Bayfront community of neighboring North Sea Harbor and Southampton Village, this property with 100 ft of waterfront and 20 ft deep water dock, features fabulous outdoor entertaining spaces along with an open floor plan that captures balmy sea breezes and ample natural light. Watersport enthusiasts and Boaters of all ages will love the easy access to the water and the beautiful views. WebID 2547362 \$1,899,000

ROBERT CANBERG 631-816-0998 RobertC@nestseekers.com
CATHERINE CANBERG 631-816-0997 CatherineC@nestseekers.com



SOUTHAMPTON VILLAGE NEW CONSTRUCTION

Approx 6,200 +/- sq ft on three levels. The well-equipped gourmet kitchen is highlighted by a large corner island. The second level features a master suite with a fireplace, incredibly spacious walk-in closet, and large balcony with views of park-like backyard. The remaining three bedrooms all have large closets and ensuite baths. The lower level provides an exceptional and flexible entertaining area with a large gunite bedroom. Outdoor amenities include a covered porch and bluestone patio, outdoor kitchen, and a 20 x 50 heated gunite pool with spa. WebID 2479884 \$6,495,000

ZELONG PIAO 646-525-2328 ZelongP@nestseekers.com



Nest Seekers INTERNATIONAL

NEW WATERMILL MODERN RESIDENCE

ENDLESS VIEWS Overlooking 50+ acre verdant farm reserve with unobstructed south-western views in Watermill, is the latest modern steel and glass masterpiece presented by luxury home builder, Breskin Development. Enjoy sunsets with 270 degrees of farm and reserve views from the roof-top deck. This 8,200 square foot estate features 7 bedrooms / 7 + 2 half baths, heated 16 x 50 gunite pool with spa. The glow of the Japanese Cherry Blossom invites you into the home from the front courtyard. Enter through 6ft wide custom pivot front door to a warm light oak paneled foyer. Double height foyer that flows into sun filled open living area with floor to ceiling walls of Multi-Slide glass doors with reserve views from every pane. The first floor consists of a large living room warmed with linear fireplace. Seating for 12 in the dining room with views of the reserve and rear court yard. The lower level has an expansive gym, theater, living room and two large guest bedrooms. Architect- RRL Design.

WebID 2205156 \$8,595,000

MICHELLE BRESKIN 917-751-0620 michelleb@nestseekers.com



VILLA LA ISLA

Built by Enrico Scarda, this Westhampton Dune Oceanfront compound is the pinnacle of Hamptons opulent ocean front living. The open floor plan and living space includes 2 primary bedrooms 4 guest bedrooms (6 total) with 5 bathrooms, a dining room, den, and playroom all large enough for all your living and entertaining needs. It has a bright and sunny great room with 18 foot high ceiling overlooking the ocean. See the details sheet for additional information. Relax in your Hydrazzo Finish Gunite Pool which features a Water Shear style waterfall and Zodiac Pool control system which you can control the features of the pool from afar with a phone app or remote control. The Mahogany Decking with Exterior Plexi panel rail system gives the best views of the sunsets on the ocean for you and your guests to enjoy. From the deck you can take your own

private secure gated walkway over the dunes to the beach and ocean.

Ocean. WebID 2565616 \$6,950,000

LISA PERFIDO 631-258-0184 lisap@nestseekers.com

SUZANNE SIENKIEWICZ 516-885-7391 suzannes@nestseekers.com

TOM RATCLIFFE 631-463-5501 trratcliffe@nestseekers.com



GRAND ESTATE SAGAPONACK VILLAGE

Newly staged this stunning home will has it all. Situated on over 2 fully cleared acres with 14,000 sq ft home, pool, pool house and all weather tennis. 8 bedrooms and 9 baths with both lower and second floor primary suites, large open entertaining areas, formal living and formal dining room complete with glass wine towers. Full outdoor kitchen, outdoor fire place with outdoor media, full bathroom pool house and kitchenette. Salt water gunite pool with automatic cover and in pool sound. Lower level is fully finished with Media room, Gym with Sauna, 2 bedrooms and 2 bath.

WebID 2576958 \$7,250,000

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WATER MILL SOUTH RETREAT CLOSE TO OCEAN

Nearly 4,000 sq ft traditional features a two-car attached garage, a large kitchen with island seating, breakfast area, formal dining room, living/family room, master bath with jacuzzi tub, and full basement perfect for finishing. Heated gunite 20'x40' pool, multiple seating areas, and meticulously maintained yard. Ocean beaches are just minutes away, and Bridgehampton and Southampton Village are in easy reach. Just 2 miles to Flying Point Beach on just under 1 acre of land.

WebID 2530399 \$4,399,000

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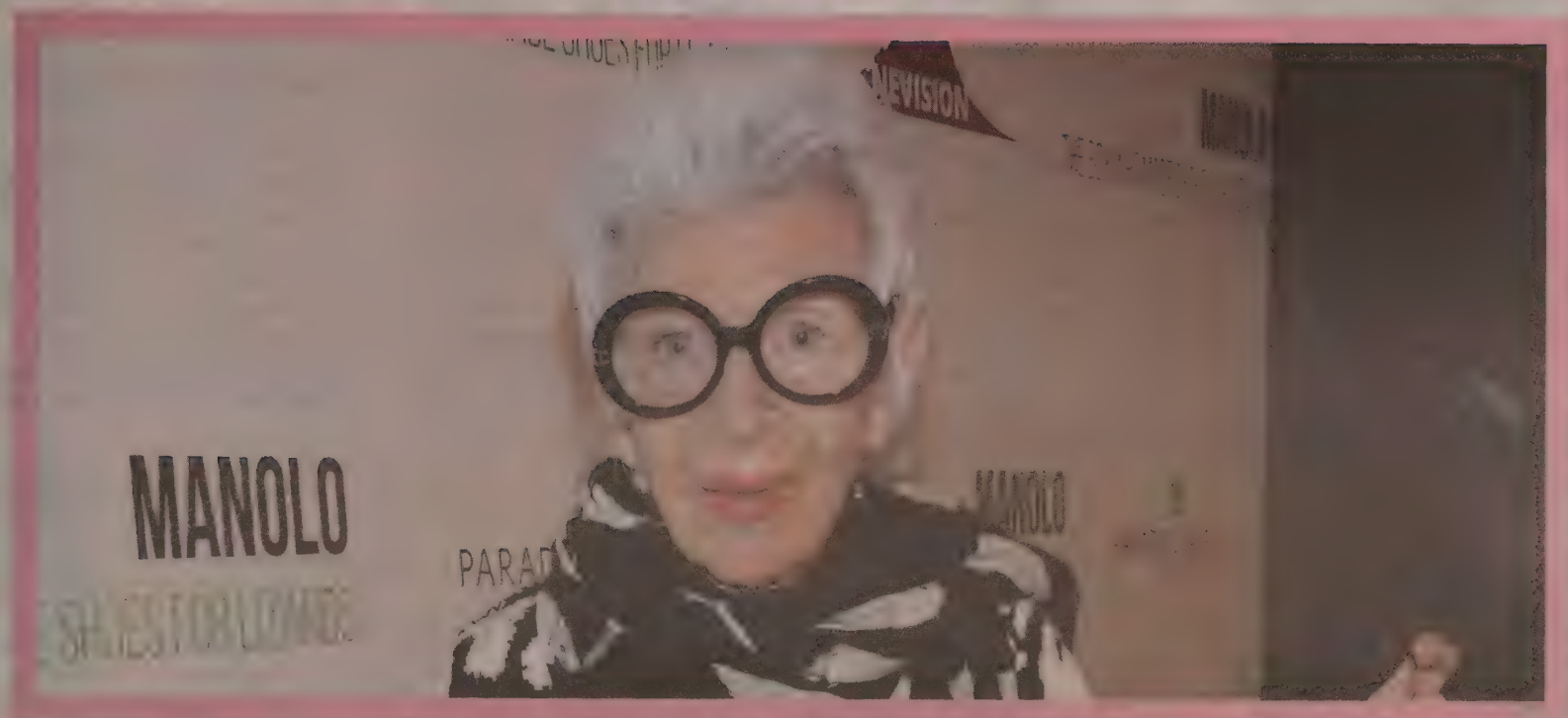
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OUT & ABOUT IN THE HAMPTONS

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LIVE SHOWS

ALL THE WORLD'S A STAGE: LOVE IS IN THE AIR

FRIDAY, FEBRUARY 17, 6 P.M.

If you're a writer with work to share, head on over to The Church in Sag Harbor, where you can read pieces pertaining to the theme of love in celebration of Valentine's Day. Café-style seating will be available. Be sure to get your tickets in advance!

48 Madison Street, Sag Harbor.

631-919-5342,

thechurchsagharbor.org

CABIN FEVER PARTY 2/YGP, REALM & PROJECT VIBE

FRIDAY, FEBRUARY 17, 7 P.M.

Celebrate the season at the Stephen Talkhouse, which will be reopening after a long winter's nap. You'll enjoy lots of upbeat, reggae-infused tunes. Tickets are \$20.

151 Main Street, Amagansett.

631-267-3117,

stephentalkhouse.com

UNBOSSSED & UNBOWED: THE SHIRLEY CHISHOLM STORY

SUNDAY, FEBRUARY 19, 2 P.M.

Enjoy this entertaining telling of the story of Shirley Chisholm, a Brooklyn-born politician with immigrant parents who became the first African-American woman to win a seat in Congress. Tickets begin at \$35



COURTESY WÖLFFER ESTATE

JOIN WÖLFFER WINEMAKER ROMAN ROTH FOR AN ELEGANT EVENING OF FINE DINING, WINE AND ENTERTAINMENT.

and can be purchased ahead of time.

1 Long Wharf, Sag Harbor.

631-725-0818, baystreet.org

WINTER FILM FESTIVAL: BETWEEN LAND & SEA

SUNDAY, FEBRUARY 19, 2-4 P.M.

Head out to the East Hampton Library, where you'll enjoy this film about life on Ireland's beautiful west

coast.

159 Main Street, East Hampton.

631-324-0222,

easthamptonlibrary.org

OUTDOOR ACTIVITIES

WINTER SPECIALTIES OF SHINNEDOCK: A SEARCH FOR AVIAN VISITORS OF THE NORTH

SATURDAY, FEBRUARY 18, 9 A.M.

Join Frank from the South Fork Natural History Museum for one of his most popular walks, where you'll search for wintering snowy owls. Advanced registration is required and you'll need to bring your binoculars.

377 Bridgehampton-Sag Harbor Turnpike, Bridgehampton.
631-537-9735, sofo.org

CRESLI SEAL WALK AT CUPSOGUE BEACH

SUNDAY, FEBRUARY 19,
10:45 A.M.-12:15 P.M.

Get out and about at Cupsogue Beach, where you'll view wintering seals and enjoy a refreshing outdoor walk.

975 Dune Road, Westhampton Beach. 631-319-6003, cresli.org

ENRICHING PROGRAMS

OUR ISLAND'S STORY: THE NATURAL HISTORY OF LONG ISLAND

FRIDAY, FEBRUARY 17, 11 A.M.

Enjoy this virtual presentation about the history of Long Island, including its geology and people groups. Register ahead of time online.

90 Quogue Street, Quogue. 631-653-4224, quogue.librarycalendar.com

BROWN BAG LUNCH: HISTORY OF TEDDY BEARS

FRIDAY, FEBRUARY 17,
11:30 A.M.-12:30 P.M.

Learn about the history of teddy bears, including icons like Winnie the Pooh and Paddington Bear, in the AB Room of the Westhampton

Free Library. Bring your own brown bag lunch and the library will provide dessert and coffee.

7 Library Avenue, Westhampton Beach. 631-288-3335, westhamptonlibrary.librarymarket.com

STUDIO: FIGURE DRAWING WORKSHOP

FRIDAY, FEBRUARY 17, 1-3 P.M.

Head on out to the Southampton Arts Center, where you'll draw a figure



GETTY IMAGES

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OUT & ABOUT ON THE EAST END

from a live model while learning about elements such as mass, gesture and proportion. Dry mediums and drawing pads are requested.

25 Jobs Lane, Southampton. 631-283-0967, southamptonartscenter.org

JUNOON: SAVOR THE HAMPTONS CULINARY SERIES BY THE ROUNDTREE

SATURDAY, FEBRUARY 18, 5:30 P.M.

Enjoy an evening out at Rosie's, where you'll sample a modern take on Indian cuisine with Chef Akshay Bhardwaj and Head Mixologist Hemant Pathak. This six-course tasting menu is presented by Michelin-starred Junoon, which means "passion" in Hindi.

195 Main Street, Amagansett. resy.com/cities/li/venues/rosies/events/junoon-savor-the-hamptons-dinner-series-2023-02-18?date=2023-01-27&seats=2

ROMAN ROTH'S RETROSPECTIVE WINE DINNER

SATURDAY, FEBRUARY 18, 7 P.M.

Enjoy an elegant evening at Wölffer Estate that includes a look at the top 10 wines of Roman Roth's career paired with a five-course dinner prepared by Chef Christian Mir from the Stone Creek Inn. In addition, you'll enjoy welcome drinks in the tasting room and live music. Black tie optional.

139 Sagg Road, Sagaponack. 631-537-5106, wolffer.com

OPERA TALK ON VERDI'S LA TRAVIATA WITH TANISHA MITCHELL

SUNDAY, FEBRUARY 19, 2-3 P.M.

Fans of opera can join their fellow enthusiasts at the John Jermain Memorial Library. Tanisha Mitchell, known for her work in the arts at the Metropolitan Opera House and the Freeport Memorial Library, will lead the discussion.

201 Main Street, Sag Harbor. 631-725-0049, johnjermain.org

LEISUREDrama SCREENING AND DISCUSSION

SUNDAY, FEBRUARY 19, 2:30-4 P.M.

Don't miss the screening of this documentary at the Montauk Library. It follows the journey of a pre-fabricated house that began its life at the 1964 World's Fair and was eventually sold at Macy's. Enjoy lots of vintage footage and an amusing take on American life.

871 Montauk Highway, Montauk. 631-668-3377, montauklibrary.org

SHOPPING, SIPPING & SELF-CARE AT LE CLOSET

SUNDAY, FEBRUARY 19, 4-8 P.M.

Enjoy an evening of wine, desserts,

self-care and beauty tips at Le Closet in Southampton. Lots of luxury brands will be on display.

9 Windmill Lane, Southampton. 860-726-3626, leclosetnewyork.com

TED REINSTEIN: AUTHOR OF BEFORE BROOKLYN, THE UNSUNG HEROES WHO HELPED BREAK BASEBALL'S COLOR BARRIER

TUESDAY, FEBRUARY 21, 7-8 P.M.

Celebrate Black History Month with the East End libraries, where Ted Reinstein will discuss the unknown heroes who fought segregation in baseball. This is a virtual event.

91 Coopers Farm Road, Southampton. 631-283-0774, rogersmemorial.librarycalendar.com

BALLET FOR EVERYONE

TUESDAY, FEBRUARY 21, 7-8 P.M.

Bring your workout gear to the Hampton Bays Public Library, where you will learn the basic steps and fundamentals of ballet, a wonderful form of exercise. No experience is required. Be sure to register ahead of time.

52 Ponquogue Avenue, Hampton Bays. 631-728-6241, hamptonbays.librarycalendar.com



SEE "PEONIES BY WINDOW" BY DARIUS YEKTAI AND OTHER WINTER WORKS AT MM FINE ART.

COURTESY MM FINE ART

EARTH YOGA WITH AMY HESS

WEDNESDAY, FEBRUARY 22, 9-10 A.M.

Bring your yoga mat to the Nature Center at Quogue Wildlife Refuge, where you'll pose and strengthen your way to a healthier you. Classes are \$15 per session and pre-registration is required.

3 Old Country Road, Quogue. 631-653-4771, quoguewildliferefuge.org

ART EXHIBITIONS

LOVE & PASSION 19TH ANNUAL ART SHOW

SATURDAY AND SUNDAY, FEBRUARY 18 AND 19

Get out and about at Ashawagh Hall, where you can view the works of over 50 painters, photographers and sculptors. An open mic will be taking place on Saturday morning. To register, email your details to karynmannix@optonline.net

780 Springs Fireplace Road, East Hampton. ashawagh-hall.org

SOUTHAMPTON ARTISTS 2023 WINTER EXHIBIT

ON VIEW THROUGH FEBRUARY 26

Don't miss this special winter exhibit

at the Southampton Cultural Center, as well as a reception where you can meet the artists on Saturday, February 18 from 4-6 p.m. In addition, you'll be able to view a virtual exhibit at southamptonartists.org/saa-current-show.

25 Pond Lane, Southampton. 631-287-4377, scc-arts.org

WINTER COLLECTION AT MM FINE ART

ON VIEW THROUGH MARCH 5

Don't miss this fine collection of works by artists such as Rainer Andreesen, Cornelia Foss and Susan Grossman. The Gallery is open Friday, Saturday and Sunday in February. You can also make an appointment for a weekday viewing.

4 North Main Street, Southampton. 631-259-2274, mmfineart.com

SPARK

ON VIEW THROUGH MARCH 19

Don't miss this exhibition celebrating love, color and all of the pinks and reds of February at the White Room Gallery.

2415 Montauk Highway, Bridgehampton. 631-237-1418, thewhiteroom.gallery

Seeking paid event photographers, email: photoeditor@danspapers.com

OUT & ABOUT ON THE NORTH FORK

WHAT TO DO, WHERE TO GO, WHERE TO PLAY.

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LIVE SHOWS

HAIG MATHOSIAN & NOFO CERAMICS AT COREY CREEK

FRIDAY, FEBRUARY 17, 4-8 P.M.
Head out to Bedell Cellars for a night of pop-up art, half-priced flights and live music. Haig Mathosian will be playing your favorite acoustic hits and covers.
45470 Main Road, Southold.
631-734-7537, bedellcellars.com

JAZZ MEETS TOP 40

FRIDAY, FEBRUARY 17, 7:30-9:30 P.M.
Enjoy an elegant evening at Pindar Vineyards, where you'll sip on lovely bubbly while listening to jazz renditions of your favorite songs by the New Millennium Jazz Band. Purchase tickets ahead of time on the website.
37645 Main Road, Peconic.
631-734-6200, pindar.net

RENEE D'ANGELO AT JASON'S VINEYARD

SATURDAY, FEBRUARY 18, 1-5 P.M.
Enjoy the energetic tunes of this Long Island singer-songwriter in the elegant Tasting Room at Jason's Vineyard. Wines available by the glass and bottle.
1785 Main Road, Jamesport.
631-238-5801, jasonsvineyard.com

DANCING & PASSED HORS D'OEUVRES WITH NOFO BAND

SATURDAY, FEBRUARY 18, 8 P.M.
Get out and about at Sannino Vineyards, where you'll enjoy glass specials, apps and live music by NoFo Band. Purchase your \$40 ticket ahead of time.
15975 County Road 48, Cutchogue.
631-734-8282, sanninovineyard.com

OUTDOOR ACTIVITIES

THE GREAT BACKYARD BIRD COUNT WALK

SATURDAY, FEBRUARY 18, 10 A.M.
Head to Hallock State Park Preserve to help tally wintering bird populations. Scientists use this data to help study bird populations in winter.
6062 Sound Avenue, Riverhead. ny.gov/parks/hallock/details.aspx

SOUTHOLD WINTER FESTIVAL

SATURDAY, FEBRUARY 18, 10 A.M.-4 P.M.
Join CAST and local vendors for a fabu-



IF MYSTERIES ARE YOUR THING, THEN DIRECT YOUR MAGNIFYING GLASS TOWARD SHELTER ISLAND THIS WEEKEND.

lous wintery celebration with a comedy circus, balloon-making workshop, live music and refreshments. Admission to the festival is free.
53930 Main Road, Southold.
631-477-1717, castnorthfork.org

ENRICHING PROGRAMS

ROLL-ON THE GOODNESS

SATURDAY, FEBRUARY 18, 11 A.M.-NOON
Roll on over to the Shelter Island Library, where Holly will use her collection of essential oils to help you create your own roll-on. Register ahead of

time on the library website.
37 North Ferry Road, Shelter Island. 631-749-0042, shelterislandpubliclibrary.org

MURDER MYSTERY DINNER

SATURDAY, FEBRUARY 18, 6-8:30 P.M.
Enjoy an elegant evening at the Ram's Head Inn, where you'll enjoy a three-course prix-fixe dinner and collect clues to discover the killer. Who knows? You might even be a suspect! A cash bar will be open from 5-6 p.m.
108 Ram Island Drive, Shelter Island Heights. 631-749-0811, theramsheadinn.com

THE BILLY CRYSTAL STORY WITH SAL ST. GEORGE

THURSDAY, FEBRUARY 23, 6 P.M.
If you're a Billy Crystal fan, you won't want to miss this exciting presentation revealing fun, unknown facts about the comedian and movie star. Register ahead of time for Zoom info.
631-298-4134, mattitucklaurel.librarycalendar.com

HALLOCKVILLE OLD TIME JAM

THURSDAY, FEBRUARY 23, 5:30-7:30 P.M.
Bring your fiddle, banjo, mandolin, spoons or any other old-time jammin' instrument to the Browsing Room of the Riverhead Free Library, where you will play traditional Appalachian music and make new friends.
330 Court Street, Riverhead.
631-727-3228, riverhead.librarycalendar.com

ART EXHIBITIONS

ARTISTS & CURATORS

ON VIEW THROUGH MARCH 17
Head on up to the gallery at the Cutchogue-New Suffolk Library to view this collection of oil paintings by Adelaide Amend and Ann McCaughey. The artists will present landscapes of the North Fork as well as portraits of their favorite locals.
27550 Main Road, Cutchogue.
631-734-6360, cutchogue.librarycalendar.com



North
Fork
EVENTS

THE NEW MILLENNIUM JAZZ BAND IS GIVING TODAY'S TOP 40 SONGS A VINTAGE REMIX.

OUT ABOUT

WHAT TO DO. WHERE TO GO. WHERE TO PLAY.

WITH THE KIDS

CURATED BY REBEKAH YAHOVES

TOP 5 KIDS EVENTS TO CHECK OUT THIS WEEK

PANCAKE PARTY

FRIDAY, FEBRUARY 17, 5-6 P.M.

Take your teen or tween in grades 4-12 to the Westhampton Free Library, where they'll enjoy plenty of pancakes and a choice of toppings. Pre-registration is required. 7 Library Avenue, Westhampton Beach. 631-288-3335, westhamptonlibrary.librarymarket.com

Find more events online at DansPapers.com/Events

JAZZ ENSEMBLE WORKSHOP

SATURDAY, FEBRUARY 18, 10-11 A.M.

Bring your musical kiddo with at least six months of playing experience over to Project Most, where they'll learn some basic jazz standards. Instruments welcome are clarinet, flute, saxophone, trumpet or trombone. The cost is \$22 per class.

44 Meadow Way, East Hampton. 631-604-2777, projectmost.org

MID-WINTER RECESS CAMP AT THE GREEN SCHOOL

MONDAY-FRIDAY, FEBRUARY 20-24, 9-4 P.M.

Get your little one ages 3-10 out and about for a half-day farm camp or pony camp at the Green School, all taught with a holistic approach. Pre-registration is required.

287 Merchants Path, Sagaponack. 631-237-1148, the-green-school.org/holiday-camps.html

WINTER WILDLIFE CAMP

TUESDAY-FRIDAY, FEBRUARY 21-24, 9 A.M.-NOON

If your little explorer in grades K-5 is looking for something exciting to do over winter break, bring them to the Quogue Wildlife Refuge, where each day will include a hike, a craft and a meeting with the animals. Registration and advanced payment are required.

3 Old Country Road, Quogue. 631-653-4771, quoguewildliferefuge.org

WINTER OPEN HOUSE CRAFTS

THURSDAY, FEBRUARY 23, 9:30 A.M.

Take your crafty little one ages 4 and up to the Cutchogue-New Suffolk Library, where they will create winter décor using paint, glue, watercolor and tissue paper.



GETTY IMAGES

YOUR CHILD CAN PREPARE FOR PLENTIFUL PANCAKES AT A PARTY THIS FRIDAY.

27550 Main Road, Cutchogue. 631-734-6360, cutchogue.librarycalendar.com

FAMILY FUN ATTRACTIONS ON THE EAST END

BOOKHAMPTON

If you're looking to excite your kids about reading, take them over to BookHampton, where there is an impressive children's selection and knowledgeable staff. They also frequently host children's book author events.

41 Main Street, East Hampton. 631-324-4939, bookhampton.com

THE CLUBHOUSE

Enjoy some serious sporting fun with your littles at The Clubhouse, where they'll flip for bowling, arcade games, mini golf and snacks in a fun atmosphere. It's also a great spot to watch the game while older kids entertain themselves.

174 Daniels Hole Road, East Hampton. 631-637-2695, clubhousehamptons.com

CUSTER INSTITUTE AND OBSERVATORY

Take your little explorer over to the Custer Institute and Observatory, which is open to the public every Saturday night from dusk until midnight. You can view the night sky through powerful telescopes, take a tour or visit the library, exhibit room or gift shop. In addition, you can check out their web-

site for frequent family-friendly events. 1115 Main Bayview Road, Southold. 631-765-2626, custerobservatory.org

LONG ISLAND AQUARIUM

Bring your little guppy over to one of the East End's most popular attractions, which includes exhibits like Amphibian Alley, Amazon Rainforest and Butterflies. Tickets are \$30 for children and \$43 for adults. Littles under age 2 can attend for free.

431 East Main Street, Riverhead. 631-208-9200, longislandaquarium.com

NEW MOON CAFÉ

If you're looking for a great place to stop for a bite, take your brood over to the New Moon Café, where they'll enjoy classics like chicken fingers and New Moon Nachos. There's also a fun kiddie menu, great barbecue options, Tex-Mex and burgers. Diners rave about the friendly service and reasonable prices.

524 Montauk Highway, East Quogue. 631-653-4042, newmooncafee.com

SAFARI ADVENTURE

If you're looking for some active winter fun, take your kiddos ages 1-10 to one of the open play sessions at Safari Adventure, an 18-foot-tall soft playground with inflatables, a calming spa and over 30 video games.

1074 Pulaski Street, Riverhead. 631-727-4386, thesafariadventure.com

SAGTOWN COFFEE

If you and your kiddos are looking for

a toasty spot on a chilly winter day, stop by Sagtown Coffee, where there is plenty of hot chocolate, tea and coffee to go around. And if everyone's a little hungry, enjoy quick bites like bagels, grilled cheese and avocado toast.

78 Main Street, Sag Harbor. 631-725-8696, sagtown.com

SOUTH FORK NATURAL HISTORY MUSEUM & NATURE CENTER

If your little one loves nature, take them to the South Fork Natural History Museum, where they can view colorful floor-to-ceiling murals, aquariums featuring wildlife and a Marine Touch Tank. The museum is open every day, 10 a.m.-4 p.m.

377 Bridgehampton-Sag Harbor Turnpike, Bridgehampton. 631-599-2391, sofo.org

SOUTHAMPTON ICE RINK

Enjoy the public skating sessions at this clean and friendly local favorite. Skate rentals, refreshment options and lessons are also available.

668 County Road 39, Southampton. 631-283-2158, southamptonicerink.com

YMCA EAST HAMPTON

If your little brood wants to move around, take them to the YMCA East Hampton, where they'll enjoy a swimming pool, basketball courts and a teen center.

2 Gingerbread Lane, East Hampton. 631-329-6884, ymcali.org/locations/ymca-east-hampton-recente

FOOD & DRINK

Wine Pairing Dinner, Roman Roth & More

BY HARRY POWERS

Nick & Toni's is hosting a wine pairing dinner on Thursday, February 23 beginning at 6:30 p.m. Named "Italy: Top of the Boot," the dinner will feature a five-course menu crafted by Chef Michael Zuckerman and Pastry Chef Kelsey Roden, paired with Italian wines chosen by Beverage Director Chimene Macnaughton. Menu items include grappa cured trout, grilled octopus, goulash triestino, braised short ribs and dried fruits for dessert. Macnaughton credits "an email exchange I've been having with the brilliant winemaker Giampaolo Venica," as the inspiration for the event. "Giampaolo shared with me his passion for and commitment to the indigenous whites of his native Friuli, Italy. After reading his extolling of their terroir and his pure joy in describing these wines, I just had to take us all there — if only for one night." For reservations go to resy.com/cities/li/nick-and-tonis.

The Clubhouse will host Love Bites, an annual tasting event to benefit Katy's Courage, on Saturday, March 4 from 7–10 p.m. Katy's Courage is a nonprofit that honors Katy Stewart, an inspirational 12-year-old girl who passed away from a rare form of pediatric liver cancer. The organization is dedicated to supporting education, children's bereavement support and pediatric cancer research through fundraising events, such as Love Bites. The event will feature unlimited tastings from over 20 of the top chefs in the Hamptons, beer, wine and specialty drinks. DJ Michael of East End Entertainment will provide the tunes, and there will be a silent auction and "Golfers Dream Raffle," which includes the chance to golf at some of the best courses on Long Island and, frankly, the world: Maidstone, Shinnecock, The Bridge, Winged Foot and others.

Wölffer Estate is celebrating winemaker and partner Roman Roth's 30th anniversary at the vineyard with an exclusive retrospective dinner on Saturday, February 18. The top 10 wines from his exceptional tenure will be paired at the dinner with a five-course feast designed by Chef Christian Mir of The Stone Creek Inn. Drinks and live music will be enjoyed



NICK AND TONI'S WINE DINNER

in the tasting room followed by the dinner in the barrel cellar. The cost is \$385 per person with optional black tie attire. Reservations can be booked on Wölffer's website.

Why did the chicken cross the road? Because the price of eggs was cheaper! Egg prices have jumped 49% in the past year, more than any other grocery category, primarily due to the deadliest outbreak of the bird flu in U.S. history. In fact, a farm in Sag Harbor

lost about 6,000 game birds late last spring due to the infection. It's a great time to buy local produce as the price of supermarket items are practically the same. Some of our favorite farms in the area include **Iacono Farms** in East Hampton and **Goodale Farms** in Aquebogue. You may even want to call the farms ahead, as the demand for dairy is obviously high. We can't answer whether the chicken or the egg came first, but we do know the early

bird gets the worm!

Do you need a sugary pick-me-up to get you out of your winter doldrums? Don't worry, the East End is home to a bevy of fantastic bakeries that never fail to hit the spot. **Levain Bakery** in Wainscott bakes their cookies fresh on a daily basis and has been anointed as "New York's most famous cookie." We love their chocolate chip walnut and two chip chocolate cookies. **The American Hotel** in Sag Harbor serves a mean dessert menu (order the bananas foster) and the eponymous dessert at **Gemelli Gelato** in Hampton Bays offers a variety of delicious cones and toppings (dogs welcome too).

Did You Know?

Italy is smaller in size than the state of California, but is home to over 2,000 native grape varieties. The geographic diversity of the country also provides for a wide breadth of regional specialties in every fashion imaginable.

According to *Billboard*, the best karaoke songs of all time are "I Want It That Way" by the Backstreet Boys, "Since U Been Gone" by Kelly Clarkson and "Bohemian Rhapsody" by Queen. Belt out one of these jams at **Almond** every Saturday starting at 9 p.m. Hosted by DJ Carlos Lama, Karaoke Saturdays will run until midnight each week (or until everyone loses their voice).

Bits & Bites:

The **Springs Wine Shop**, which neighbors Springs Pizza, is now open every day from 3–7 p.m. Its selection includes American, European and South American wines and case purchases are discounted at 20%.

The advent of insulated igloos allows one to dine outdoors even in the heart of winter! Some of our favorite igloo experiences on the East End include **Flora** in Westhampton Beach, **Mirabelle Restaurant & Tavern** in Stony Brook and lunch at the **RGNY** winter greenhouses, where each guest receives a personal couch, plush seats, a speaker for music and an adjustable heater all with a gorgeous view of the Northville vineyard.

Food Quote:

"A waffle is like a pancake with a syrup trap." —Mitch Hedberg, comedian

KELSEY RODEN

EAT, DRINK & BE MERRY

Recipe: Estia's Shiitake and Tofu Ranchero

Chef Colin Ambrose of Estia's Little Kitchen in Sag Harbor was kind enough to share his majestic shiitake and tofu ranchero recipe with us. It serves eight and adds a little Mexican flair to any breakfast, lunch or dinner.

Ranchero Ingredients:

- 2 blocks extra firm tofu
- 4 cups chopped shiitake mushrooms (remove stems and slice for 4 cups of shiitake tops)
- 4 cups salsa (tomato, red onion, jalapeño, cilantro)
- 8 cloves garlic, diced fine
- 2 tablespoons dried oregano
- 1/4 cup vegetable oil
- 3 teaspoons salt
- 1 quart water

Ranchero Instructions:

1. Brining the tofu will give it a good flavor boost. This recipe works best served fresh out of the oven.

2. Start by soaking the tofu in salted water for 30 minutes, then set on a cutting board wrapped in paper towels, place another board on top, and weigh down with 3 plates.

3. Squeeze for 30 minutes to dry the tofu.

4. Cut each tofu brick into 12 slices.

5. Sauté mushrooms and garlic with oil.

6. Purée salsa with an immersion blender, then add the dried oregano.

7. Place tofu slices into a baking pan and surround with the cooked mushrooms, pour the salsa purée over everything.

8. Cover with foil.

9. Place in 350°F oven and bake for 45 minutes.

Bean Salad Ingredients:

- 1 cup black beans
- 1 cup red kidney beans
- 3 corn cobs
- 1 red pepper, diced



COURTESY ESTIA'S LITTLE KITCHEN

ESTIA'S SHIITAKE AND TOFU RANCHERO

- 1/2 cup Spanish onion, diced
- 2 tablespoons chopped cilantro
- 2 tablespoons veg oil
- 1 lime, juiced
- Salt to taste
- Brown rice for serving

Bean Salad Directions:

1. Boil black beans in water until soft, drain.
2. Boil red beans in water until soft, drain.
3. Roast 3 corn cobs in 350° oven

for 30 minutes, then cut kernels off the cob.

4. Combine all ingredients in a bowl.

Plating the dish:

1. Place tofu slices over brown rice surrounded by the bean salad.

2. Top with ranchero mushroom sauce, and serve with avocado and tortilla.

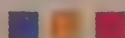
Note: Top with shredded jack cheese prior to baking if you'd like, uncover for the last 20 minutes.



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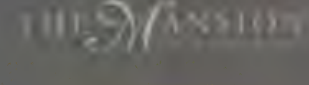
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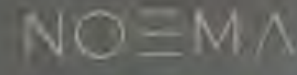
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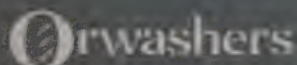
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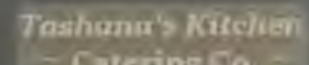
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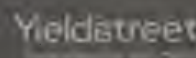
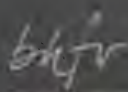
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BARRADOS



DAN'S FAVORITE FOOD & DRINK

Something to Wine About: Valdo Marca Oro Brut Prosecco Rosé DOC

BY LINDA DELMONICO PRUSSEN

It's that time of year again, time to celebrate the holiday of love ... Oh, Valentine's Day was on Tuesday? Flowers and candy may be the traditional go-tos for this holiday, but you'll need something better than that to make up for missing it. Add sparkling wine to the list for a little make-up romance.

The only question is which sparkling wine to celebrate with. The answer might depend on both your budget and your preference.

Champagne comes with the highest

price tag, the most delicate bubbles and a range of flavors. Most of the prices of Champagnes on the shelf of your local wine store are going to be north of \$50. But there are wonderful sparkling wine options that allow you to indulge in maybe two bottles and have change left over.

An excellent choice to celebrate with is Valdo Marca Oro Brut Prosecco Rosé DOC. This is a delicious, flavorful sparkler that comes in the perfect pink shade for Valentine's Day, even a belated one. While the grapes used in traditional Champagne are primarily chardonnay, pinot noir and

pinot meunier, the grapes in this rosé prosecco are glera and pinot noir.

This wine drinks super well on its own, but also pairs effortlessly with pasta, pizza, appetizers and party foods like chips. The nose on this prosecco is floral and berry. Ripe berries are on the front of the palate of this brut, or dry sparkler, with a very fresh finish.

Whether you're making it up to your partner, your friends or just treating your single self, at only \$21, Valdo Marca Oro Brut Prosecco Rosé DOC is the perfect belated Valentine's Day choice.



VALDO MARCA ORO BRUT PROSECCO
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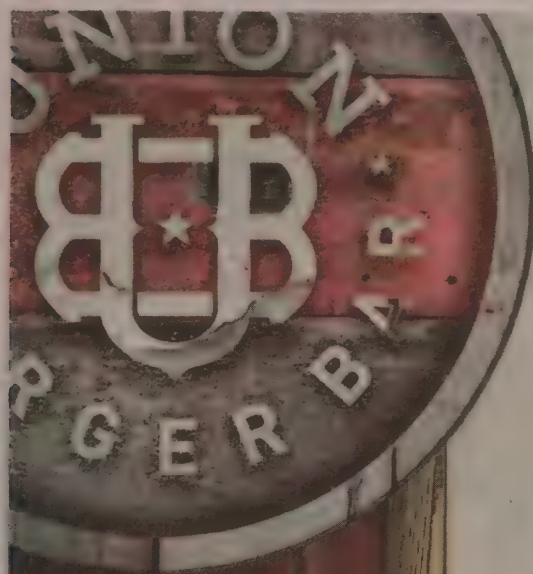
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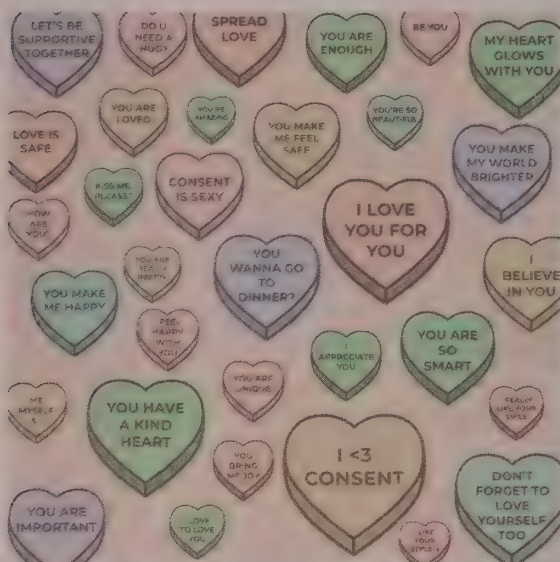
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DAILY SPECIALS

EAST END LIVING

The Retreat: Helping Teens Set Healthy Relationship Boudaries



FEBRUARY IS TEEN DATING VIOLENCE AWARENESS MONTH.

BY NICOLE FORMISANO

One in three young people will be in an abusive or unhealthy relationship. During this Teen Dating Violence Awareness Month, The Retreat's Teen Leadership Council is working to bring that statistic as close to zero as possible.

The Retreat is an East Hampton-based nonprofit that provides resources — including shelters, legal services, counseling, a 24-hour hotline and more — to survivors of domestic abuse. Their Teen Leadership Council (TLC) is made up of a group of high school students focused on preventive education. They're dedicated to providing their peers with the knowledge and resources to identify unhealthy relationship patterns, and empowering them to have healthier connections with their partners, friends and loved ones.

"All of us have messy relationships," says Prevention Education Program Director Helen Atkinson-Barnes. "We can all do better in terms of learning to connect, to take responsibility, to build that relationship with ourselves."

The Teen Leadership Council helps its members connect with themselves and others by practicing relationship essentials in a safe space. Through activities like practice dialogues, members learn skills like establishing healthy boundaries. When people are able to practice setting boundaries in a comfortable environment, they eventually feel more confident doing so in their day-to-day lives.

"One of the most important lessons I learned was how to say no," says Aela Bailey, 18. "I struggled with this a lot when I was younger, both in friendships and relationships, and I feel like TLC helped to give me a voice."

TLC applies the same concept to identifying red flags in relationships. The members have continuous dialogues about what are healthy and unhealthy behaviors in relationships. Common themes that surface include high levels of jealousy, controlling



JULIETTE KEARNS, LAUREN AMAROUSO, KIMBERLY MENDEZ AND AELA BAILEY AT THE EAST END PARTNERSHIP FOR YOUTH CONFERENCE

behavior, manipulation and a lack of privacy.

"Being in TLC helps you to put a name to the face, meaning you're not questioning, 'Oh, is this what's supposed to be happening?'" explains Bailey. "Now it's more like, 'I know exactly what this is,' and I can identify it in my relationship and work on it and make it stronger."

Part of what makes the Teen Leadership Council so effective is that it's built by a community of high school students. They have insight into the problems and relationship dynamics that are specific to this generation, so they can come to peers from a place of support and respect rather than the unintended condescension of some well-meaning adults.

"One of the (lessons) that really sticks out to me is how we go about supporting people that are experiencing dating violence," shares TLC member Kimberly Mendez, 17. "You don't want to come off as judgemental or aggressive. You want to be a support system."

She further explains that one of the biggest problems this generation is facing is a lack of healthy coping mechanisms to deal with unhealthy relationships. This is especially challenging considering the new ways in which dating violence manifests in the modern age. New red flags are becoming more and more common: insisting on shared social media passwords, stalking someone's online location and disregard for their phone privacy.

"(Dating violence today) is not always the same as what we experienced," says Atkinson-Barnes. "So much of relationships are online these days, whether it's through dating apps or social media. That whole world is constantly evolving. So teens

are their own best experts on these issues."

Juliette Kearns, 18, explains that a huge factor for modern dating violence is how relationships are portrayed on our screens.

"It's perpetuated so much by the media," she says. "In TV and movies we see so many red flags and dangerous signs that are normalized. And people don't know any better because it's excused, and put into this different light."

She shares that one of TLC's biggest mantras is that love is learned. That's why it's so powerful that the members of TLC use what they learn to treat not only their partners, but everyone with compassion and respect. In the words of Courtney Hyland, The Retreat's Prevention Education and Distance Learning Specialist, they "model the behavior they hope to see in others."

"Relationship violence or unhealthy behavior comes up in everyone's life in some way, shape or form," says Kearns. "So to do what you can to educate yourself and spread as much information as you can is really important."

By educating in a way that is preventive rather than reactive, the Teen Leadership Council empowers everyone to have healthier relationships with their significant others, their friends and themselves. This February, we can all learn how to be more mindful in our relationships by taking a cue from TLC's methods and resources.

For a hotline, educational resources or to learn more about TLC, visit *The Retreat's* website, alagainstabuse.org.

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EAST END LIVING

Ask Beatty: Should I Swipe Right or Left?

BY BEATTY COHAN, MSW, LCSW, AASECT

According to Statista's Digital Market Outlook, online dating services reached 366.6 million active users worldwide in 2022. And \$2.86 billion in revenue was generated globally through internet dating services in 2022.

Today, top online dating sites and matchmaking services use complex algorithms to match millions of users together from a sea of prospective candidates. However, only a small percentage of dating sites and app users find true relationship success. Only 39% of users have gotten into a serious relationship or married from meeting someone online, meaning that most people who use these platforms do not end up finding love. There are around 1,500 online dating sites and applications worldwide. Many of them are highly specialized. While some focus on interracial dating, others serve niches like highly-religious, nonbinary, hook-ups, serious relationships, etc. When asked whether online dating platforms made them feel frustrated or hopeful, 45% reported that it made them feel frustrated, 28% answered that it made them feel hopeful, and 27% said that it made them feel neither hopeful nor frustrated.



HOW SAFE IS ONLINE DATING?

Although more and more people are turning to online dating to find love, the risk to one's safety can be quite high, especially when meeting up alone with total strangers. There are inherent dangers when meeting someone who you don't know or have very little knowledge about, since it is easy for someone to set up totally fake or misleading accounts. Therefore, when meeting someone for the first time, make sure that you meet during the day in a public space, where you can easily get away if necessary.

I've always believed that whether you meet someone online, in a church, synagogue, mosque or health club, you still need to go through an in-depth assessment process, using my "Never Make a Mistake in Love Again" 10-step formula, based on my research and book, *For Better for Worse Forever: Discover the Path to Lasting Love*, in order to find out who someone is and is not. My research found that this assessment process takes approximately one year to complete. However, if you find that the minuses outweigh the pluses, don't ignore the red flags. Give yourself permission to exit your relationship ASAP.

WHO ARE THE ONLINE DATING USERS

According to the Pew Research Center, while usage of online dating sites is generally the same for different races and genders, the LGBT community has far more users than any section of the population. And interestingly, it is this section of the population that has the greatest number of successful



GETTY IMAGES

relationships. Nearly a quarter, 24%, of partnered LGBT adults under 30 say their relationships began online and went on to marriage or at least become a committed long-term relationship. The biggest users when it comes to age range are those in their 20s. Almost 40% of all men have used online dating as a way to find a partner, as compared to 27% of women. Even if the idea of sitting at your computer or on your phone and swiping right or left has never been your cup of tea, are you willing to be open to exploring the possibility of finding love online?

WHAT ABOUT PERSONAL MATCHMAKING SERVICES?

ConsumerAffairs says that matchmaking services can cost between \$5,000 and \$50,000 per year. In New York City, there are a number of upscale matchmakers. If you are considering a matchmaker, make sure that you do your homework and come prepared with lots of questions before signing a contract. Ideally, it would be great if you could speak with a couple of people who have already worked with your prospective matchmaker.

SUSAN AND JASON

Susan is a 52-year-old divorced, single parent. Several months ago, she arrived at one of our sessions and told me that she was ready to begin to date and made the decision to join a couple of online dating sites. She spent several hours every day looking for her online love and recently told me that she thinks that she may have found her perfect match. Susan and Jason had been Zooming, texting and sexting for almost six months, but had yet to meet. Since they both live in East Hampton, I was surprised that they hadn't made a date to meet in person and encouraged Susan to do so as soon as possible.

The big day finally arrived. They decided to meet

at Nick and Toni's — a fashionable local restaurant for dinner. The next day I received a phone call from Susan who told me that the date was a disaster. She was devastated. They had little to talk about and after just an hour their fantasy date came to an end.

LESSONS TO BE LEARNED

Since the majority of my single patients are looking for love online, I encourage people to meet in person after a few conversations, if they feel that there may be a real life connection. It's better to know sooner whether there is a possibility for a relationship or not, rather than spend weeks or months living in a fantasy world.

HOW MUCH TIME ARE PEOPLE SPENDING ON THEIR DEVICES?

The average American spends seven to 10 hours looking at a screen each day. Most people check their phones 58 times a day — 30 of those times are during work hours. Teens spend up to nine hours every day on their phones or devices. There are obvious advantages of staying connected — but our devices can also be communicating a strong "stay away from me" message, especially when you're out in public. Think of how many missed opportunities you may have had to meet someone because your head was buried in your phone! Be open to meeting people in a variety of venues!

Beatty Cohan, MSW, LCSW, AASECT is a nationally recognized psychotherapist, sex therapist, author of For Better for Worse Forever: Discover the Path to Lasting Love, national speaker, national radio and television expert guest and host of the weekly "Ask Beatty Show" on the Progressive Radio Network. She has a private practice in NYC and East Hampton.

Beatty would love to hear from you. You can send your questions and comments to her at BeattyCohan.msw@gmail.com. For more info, go to beattycohan.com.

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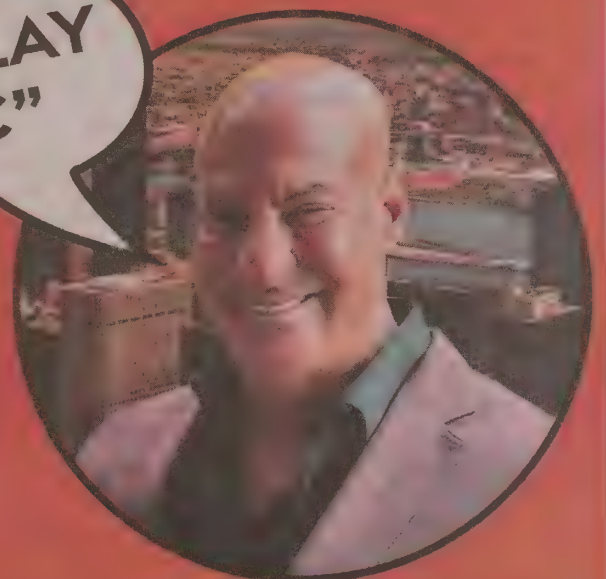
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EAST END LIVING

How I Discovered My Aortic Aneurysm and What Comes Next

BY OLIVER PETERSON

It is never easy getting older and realizing we are not the invincible, hale and strapping young people we once were. We might put on a few pounds, begin going gray, lose some hair, gain some wrinkles or even grow hair in new and exciting places, but all that vanity stuff becomes a lot less important when our health is at risk — and that's a lot more likely to happen as we reach a certain age.

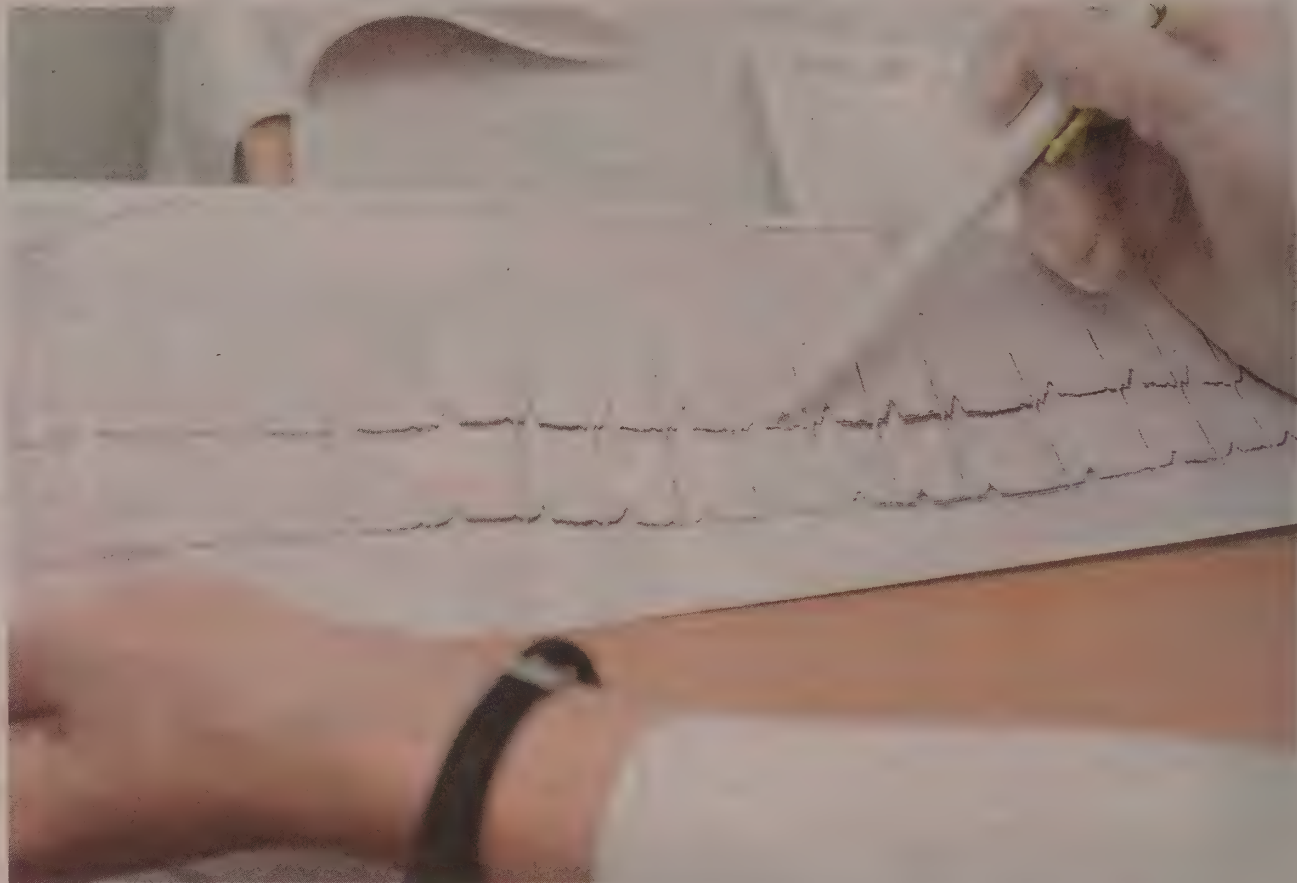
To continue our conversation about heart health for American Heart Month, I agreed to share a personal story about my own heart health and how a routine test led my doctors to discover a life-threatening heart malady that could have very easily led me to an early demise — and still might, though my chances are vastly improved.

I, and thousands of people in this country (and possibly you), suffer from an ascending aortic aneurysm (AAA) in my chest, or thoracic region, which means that my aorta, the largest artery in the human body, directly responsible for moving oxygenated blood away from the heart, has a bulge, expanding it to more than double its regular size. As that bulge grows bigger, the walls of the aorta get thinner and weaker, which will eventually lead it to dissect or, worse, rupture — neither of which are good.

A rupture is when all layers of the aorta's wall tear, preventing blood from being pumped around the body. It's commonly fatal, especially if you're not close to a hospital with the right doctors. A dissection, also not good, is a tear in the aorta's wall that allows blood to leak between the layers — it also requires attention right away, but it's not as immediately deadly as a rupture. While you have a bit more time to get yourself sorted, it could quickly become a rupture.

In an odd bit of timing for me personally, fellow journalist Grant Wahl — a reporter for CBS Sports, Fox Sports and *Sports Illustrated* — died of a thoracic ascending aortic aneurysm (exactly what I have) that ruptured while he was covering the World Cup in Qatar on December 10, right around the time I agreed to schedule a surgery to repair my heart. Wahl was only 49 years old (I'm 46). He was slim and appeared healthy, but to use a trite metaphor, he had no idea there was a ticking time bomb in his chest.

If a doctor had been able to identify Wahl's AAA before it ruptured, he could have had it repaired and went



GETTY IMAGES

GET TESTED TO PROTECT YOURSELF AGAINST AN UNDIAGNOSED AORTIC ANEURYSM AND OTHER HEART HEALTH PROBLEMS

on to live a fairly normal life. Which leads me to the point of all this: Do not ignore your health, be aware of risk factors and make sure to get regular checkups.

A ruptured or dissected aneurysm may lead doctors and EMTs to believe you're having a heart attack and treat it as such, but you cannot survive long without swift surgical intervention. This is exactly how we lost beloved *Three's Company* actor John Ritter at just 54 years old after his AAA dissected. Without getting into all the details, his family reached a settlement in a wrongful death suit against the hospital where he died because doctors failed to identify the aneurysm until it was too late.

Luckily for me, I had suffered intermittent racing heartbeat and/or palpitations for many years, so my regular physician, Dr. Tara Barcia at Westhampton Primary Care Center, gave me a simple electrocardiogram (EKG or ECG) and found some abnormal results. It appeared, she said at the time last fall, that I might have had a "silent heart attack," which is basically a heart attack that comes and goes without symptoms but can damage the heart and reduce life expectancy.

More tests followed, including two stress tests (which also produced anomalies), an ultrasound and, finally,

a CT scan, and all led my cardiologist Dr. Dhaval Patel, who works with Stony Brook in Southampton and Center Moriches, to conclude that I had an aneurysm, not a silent heart attack. Had they not discovered this, my chances of a dissection or rupture would have continued to increase each year until one day, seemingly out of nowhere, I could have had a major cardiac event that I would be extremely lucky to survive.

I would not have known that it's dangerous for me to ride on rollercoasters, to lift heavy weight or get into extremely stressful situations. I wouldn't have been put on a beta blocker to keep me calm and my blood pressure low. And I'd surely still be chewing dozens of pieces of nicotine gum each week, even though smoking and other forms of nicotine are major risk factors for this condition — I gave it up within about a week of learning the consequences.

Unfortunately, most people with an aneurysm never have symptoms until it's quite large, though I learned that the fatigue and shortness of breath I've had for some time, are actually signs that one might be affected. Back and chest pain, and a weak, scratchy voice are also symptoms.

Did you know that famous Southold visitor Albert Einstein also died from an aortic aneurysm? He was already

76 years old when it finally got him in 1955, but they added years to his life by wrapping his aneurysm in cellophane in 1948.

The technologies for repair have advanced greatly since his day, thank God.

I am scheduled for open heart surgery in Manhattan very soon, which will entail my surgeon, Dr. Leonard Girardi, cutting out the affected section of my aorta and replacing it with a synthetic tube graft, and possibly a new valve, which will take about five hours. Recovery after that can take at least a month.

It's all pretty scary, but the success rate is over 90%, especially when done electively for someone of my relatively young age. And as much as I'm dreading the surgery and everything that comes after, it certainly beats the alternative.

Grant Wahl's family would surely give up everything to be able to go back in time and have a chance at a surgery like this. So I'll hold onto that thought and remember how lucky I am to have found the problem, and that we live in a time where cellophane isn't the best solution available.

Visit the American Heart Association at heart.org to learn more about all aspects of your heart's health.

EAST END LIVING

Now Hiring in the Hamptons: Dan's Papers Is Seeking a Food, Drink & Events Editor

Dan's Papers, the ultimate source of where to go and what to do on the East End — the Hamptons and the North Fork — is the multimedia destination for expertly curated content spotlighting places to eat and drink, nightlife, arts and entertainment and the people shaping these industries.

We are seeking a food and events editor to expand our coverage in these areas. The ideal candidate will develop relationships with restaurateurs to get the scoop on special events, new openings, closings, celebrity sightings and more.

All content will be published across print, digital and social platforms. This position requires weekend availability during the summer and

wine season.

Core Responsibilities:

Evergreen Guides — Consistently round up the best destinations for singles and families of various interests across the region.

Weekend Roundups — Curate, for print and digital editions, local event listings previewing what to do, special events that are taking place on the East End, etc.

Email Newsletters — Oversee two weekly email newsletters curating food and drink coverage and The Weekender events guides.

Social Media — Update all social media channels with relevant content.

Directories — Develop and main-



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tain an insider's guide of briefs highlighting local establishments.

Other Responsibilities:

Tracking all food and beverage-related events in the Hamptons and North Fork.

Attending the hottest events that readers will care about most (can be beyond food and drink).

Interviewing, photographing and recording video of sources for multi-

media content.

Posting stories, photos and videos from these events to our website.

Posting images and video to Instagram and TikTok.

Prepping stories for the weekly print publication.

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OUT EAST END

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Eboné Bishop, Evolv Founder

BY DAVID TAYLOR

The phrase “company culture” may sound like a corporate buzzword, but it’s become an increasingly vital piece of an organization’s identity that affects employee retention and public perception. As companies attempt to adapt, they’re making strides in diversifying staff and management and updating company policies to be more inclusive. In seeking help with these transitions, many organizations contact advisory firms such as New York-based Evolv, founded by 2022 Out East End Impact Award winner Eboné Bishop. After working in corporate law for a number of years, in both America and Asia, Bishop has redirected her expertise to Evolv to help organizations implement positive change through improved communication, hiring practices, leadership and culture.

When did you recognize a need for an advisory firm like Evolv, and what inspired you to be the one to fill that need?

I realized the need about six years ago. I had returned to New York after working in Asia as an attorney at a moment when the U.S. was engulfed in the first iteration of Black Lives Matter and the Me Too Movement. I had friends that would share their workplace experiences and clients that would inquire as to how they might think about matters of culture, engagement, inclusion and equity. This intrigued me as I was looking to transition away from the traditional practice of law. I began to notice the needs and the gaps in this area and I started to seriously consider DEI as a viable path and that maybe I could help fill that need in an advisory capacity given my professional and life experiences.

How did your experience as a queer woman attorney of color prepare you to serve as the founder and CEO of Evolv?

I think there are two things. Professionally, I’m very comfortable engaging with various types of clients on a range of matters, including those related to ESG (Environmental, Social and Governance) and the complexities of the internal functions of different types of organizations.

Personally, I know what it’s like to be the only one or one of very few based on any one of my identities that you listed or the intersections of those identities in professional spaces. I’ve experienced being un-



EBONÉ BISHOP, FOUNDER AND CEO OF EVOLV

derestimated, undervalued and underpaid. I’ve also experienced being passed over for promotions and excluded from important opportunities for professional mentorship. I’ve traded stories and compared notes with friends having similar identities and the commonalities were astounding. So, I leverage all of this information in assessing the strength of an organization’s organizational culture and identifying root causes of the challenges they face.

How does a Diversity, Equity, Accessibility and Inclusion plan benefit both employers and employees?

Evolv takes a holistic approach, where our culture change work is rooted in principles of DEAI, with a focus on effecting structural change. The question that I always ask companies with which I work is: who do you want to be in the world, both with respect to your staff and with respect to your audiences, clients and customers? How is that reflected in your values, behaviors and practices?

Employees increasingly want the places from which they receive their paycheck to align with their values and to treat them accordingly. Many companies have become more active and dedicated to strengthening their organizational culture, particularly with respect to DEAI. Of course, companies are aware of and concerned with their public image, which also informs their approach. Doing the ongoing work of culture change allows employees to show up fully and at their best because they feel more valued, which means that companies get the best work out of their teams, which in turn means that the company is able to provide the best services, products and/or programs to their audiences and customers.

When assessing a company, how does Evolv determine the extent to which staff of all back-

grounds are being treated equitably?

Pay equity is a big one. Conducting salary audits across an organization can provide important information. Hiring and recruitment practices are also important to examine — specifically, the preferred educational and professional backgrounds and outreach programs of a company can reveal the types of candidates a company desires and where it may miss the mark in considering a broader range of talent. A company’s approach to professional development can also impact overall organizational culture and employee satisfaction.

Have you noticed any tangible changes within the companies you’ve assessed since the summer of 2020, which sparked a reckoning on race in America following the murder of George Floyd?

I don’t think we’re in a place where we can measure lasting change yet. We’ve seen employees agitating and saying, “Hey, we want our companies and organizations to respond to the ongoing events in society.” They also wanted their companies to look inward and examine their shortcomings. We’ve also seen many organizations responding, without or in addition to agitation by staff and external stakeholders. We’re now in a moment when internal audits have been conducted, plans for change have been made and implementation has commenced. Change is measured over time and progress can be tracked in intervals: 6–12 months for “low hanging fruit” and 18–36 months and beyond for deep, structural change. So, we’re still very early on.

What are some ways you support the LGBTQ community?

I serve on the board of the Astraea Lesbian Foundation for Justice, a public foundation that supports organizations in their work to strengthen the rights and protections of LGBTQIA+ people and communities across the globe. For me, it’s very important to give back in accordance with my time, talents and interests. I also support local organizations such as Callen-Lorde, which serves the healthcare needs of the LGBTQIA+ communities in NYC, and where I received most of my healthcare in my 20s.

Care to share any closing thoughts?

The work of strengthening organizational culture is slow, sometimes protracted, and must be done across all functions and departments of a company, not just in HR. It’s extremely important to create and implement a plan that is specific to the unique character and needs of your organization. Lastly, leadership, at all levels, cannot simply support this work. They must be engaged in the work and lead these initiatives both in tone and behavior.

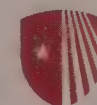
To learn more about Evolv, visit evolvculture.com.

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OP-ED: PRESENTED BY ØRSTED AND EVERSOURCE

Union Trades Have What It Takes to Build a New Offshore Wind Industry

BY MATT LAUB

Finding a well-paying union job and making a career out of it seems to be harder and harder to do today. But with the recent pledges in New York to build 9,000 megawatts of offshore wind by 2035, including a commitment to hire local workers and buy parts made in New York, the future is bright. As the General Foreman at the Haugland Group, I am working on onshore construction for South Fork Wind, one of New York's first offshore wind farms.

Ørsted and Eversource have teamed up to build South Fork Wind with local workers from beginning to end. And they have made hiring union workers and buying local components part of their business plan. Combining job opportunities in New York and on Long Island with building a new clean energy industry is important for me, my family and our community on Long Island.

I can't say I was thinking about any of that 30 years ago. When high school was over, I told my parents I was thinking about taking a year off, taking some time to myself. The following Monday, my stepfather, a lifelong union man, said to me in so many words: "Get up, get your boots on, you're coming to work."



With that, I was standing on a bridge first thing in the morning, cursing under my breath.

I did not imagine, after joining the union in 1994, that I would be here today as a leader, married with two kids, owning my own boat and making a difference every day I show up at the work site. I hope to

share my story with others, including those at the National Offshore Wind Training Center in Brentwood, because I believe a career in this industry will lead to even more opportunities for the next generation.

At Haugland, we're building South Fork Wind's onshore substation, and the four-and-a-half-mile trench and cable ducts to reach it from the shore. The substation's where the electricity from the offshore wind turbines is converted from Direct Current to Alternating Current so it's ready to go into the grid for people to use.

As union workers, we do the job efficiently and safely, all while being able to provide for our families and give more back to our communities and local economies. It's what my stepfather did for me and my siblings when he married my mom and took in three kids, always bringing home a paycheck and putting food on the table. The big difference today is that what I'm working on is renewable energy infrastructure, helping us give electricity to the state and the country in a better way.

This project is something my kids are going to benefit from, and hopefully something they can be proud of. I want my kids to reach for the stars, to get it all. And I want them to do it while appreciating and understanding what it took to build them a better future.

Matt Laub is General Foreman for Haugland Group. Find out more about his story here: sunrisewindny.com/building-an-industry-in-ny/supply-chain.

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OBITUARY

Hampton Bays Antiques Dealer Marian Davis Scholz Remembered for Faithful Generosity



MARIAN DAVIS SCHOLZ

Marian Davis Scholz, a longtime small business owner from Hampton Bays, died peacefully at the Kanas Center for Hospice Care on February 5. She was 97.

Scholz was born on October 31, 1925 to Archie Davis and Mary Catherine Elliston and grew up in Center Moriches. She married Theodore "Ted"

Scholz on October 26, 1947 and moved to his home-
stead on Main Street in Hampton Bays, where she
lived for the past 76 years. Together they raised
three children: Barry, Lori and Karen.

In 1966, after Ted Scholz closed his family's
butcher market, Marian Scholz opened her own
business, Davie's Used Furniture and Antiques. She
ran the store with the help of her family until her
retirement in 2001. The store is still operated today
by her daughter Karen as Good Ground Antique
Center.

As a member of the Methodist Church, Scholz
worked in many volunteer capacities including the
church school, missions and choir. For 10 years she
also organized a successful antique show as a fun-
draiser for the church. In later years, she became a
member of the Christ Our Savior Lutheran Church.
In addition, she was a scout leader, hospital volun-
teer, driver for the Dominican Sisters and a member
of the Legion Auxiliary.

Scholz had a keen interest in history and geneal-
ogy and was proud of her family's deep roots in the
local community. She was a descendent of one of the
first settlers of Southampton Town, Job Sayre. And
in 1991, she organized an Elliston family reunion.

Friends describe Scholz as faithful, kind, funny,
helpful, optimistic and caring. She lived a life full of
love and grace, and leaves behind a beautiful legacy.

Scholz is survived by her daughters, Lori Scholz
and Karen Scholz Andrews (Stuart), both of Hamp-
ton Bays; her daughter-in-law, Judith Scholz;
grandsons Jason Scholz and Derek Sayre Andrews;
and a sister, Betty Davis Heck. She is predeceased
by her husband Ted, son Barry and sister Gladys
Davis.

There will be a visitation on March 10 from 7-9
p.m. and a service on March 11 at 10 a.m. at the R.
J. O'Shea Funeral Home in Hampton Bays. In lieu
of flowers, memorial donations may be made to Sa-
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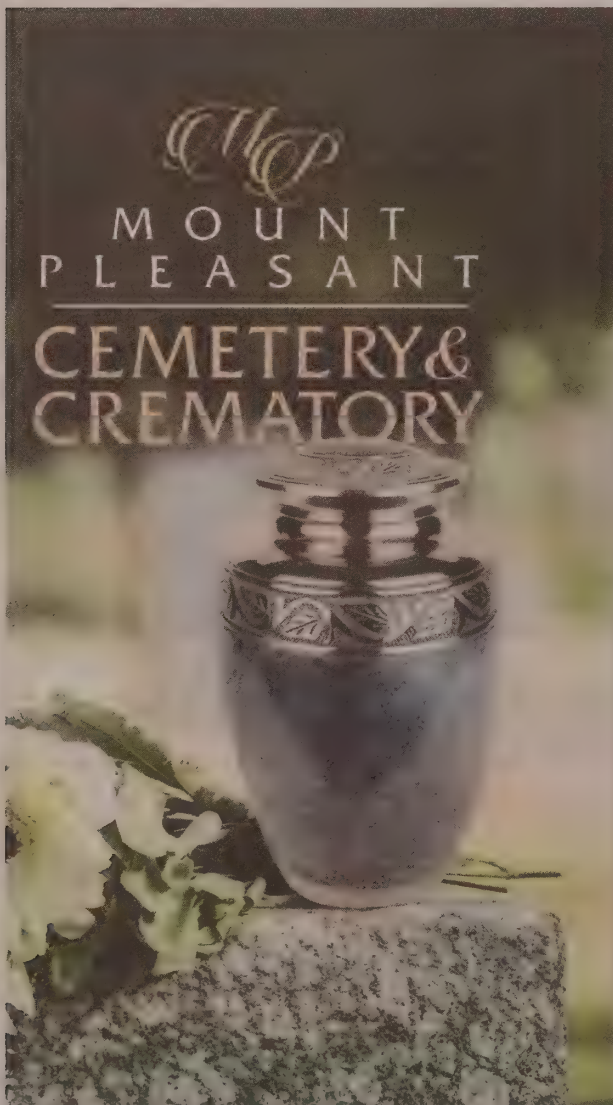
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HOME IMPROVEMENT

Signs a Home Exterior Needs Updating

Renovations are a great way for homeowners to reshape their homes. Some may aspire to renovate so their home is more reflective of their personal taste, while others may do so in an effort to make their homes better align with modern styles and sensibilities.

Regardless of why a homeowner chooses to renovate, the need to do so is often evident to the naked eye, especially when the time comes to update home exteriors. Curb appeal is often discussed in regard to the effects it can have when selling a home. But curb appeal is equally important for homeowners who aren't putting their homes on the market.

A well-maintained, aesthetically appealing home is a source of pride, while a home with fading curb appeal can make homeowners feel a little sheepish. Homeowners who want their homes to maintain their curb appeal can look for signs that it's time to update their home exteriors.

CURLING SHINGLES

The roof may not be the first thing people think of when pondering curb appeal, but a damaged roof can contribute to problems that ultimately affect the exterior and interior of the home. Multiple curl-

ing shingles indicate it's time to replace the roof. The sight of curling shingles is not pretty, but the larger issue in such instances is the potential for costly water damage when water gets in through the affected shingles.

DATED ENTRY DOOR

Many home improvement experts insist they can determine when a home was built or most recently renovated simply by looking at the front door. Steel and glass doors are popular in modern homes, so homeowners with front doors with ornate designs and oval glass inserts can likely benefit from an upgrade to their entryway. A modern front door can make a statement and real estate experts note how popular updated front doors are among buyers.

UNSIGHTLY LANDSCAPING

It's not only the physical components of the home that may suggest an update is necessary. Homeowners without a green thumb may have exterior landscaping that has seen better days. If a spring or summer day spent tending to your landscaping is not your ideal weekend pastime, then consider replacing unsightly landscaping with low-mainte-



UPGRADING A DRIVEWAY AND WALKWAY IS ONE WAY TO UPDATE A HOME'S EXTERIOR AND RESTORE ITS CURB APPEAL.

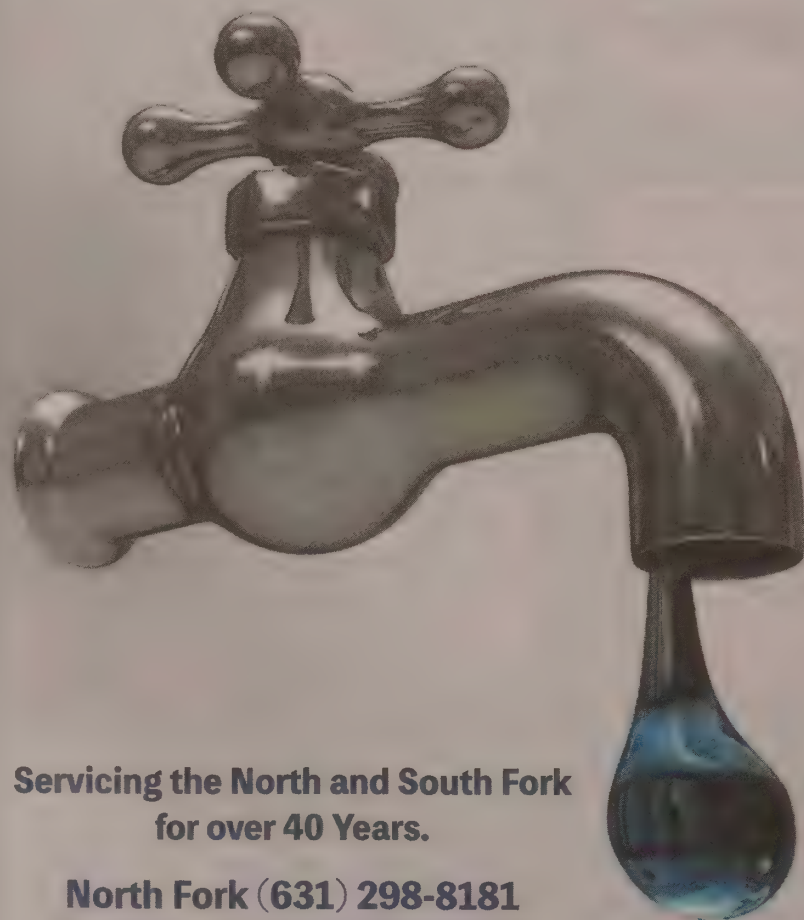
nance plants or hardscaping. These alternatives to more needy plants can create curb appeal without requiring any extra work for homeowners.

CRACKED DRIVEWAYS

If the driveway looks like a busy road at the end of snow plowing season, chances are that's adversely affecting the impression people have of your home. In addition, cracked walkways indicate a need for renovations, as these areas are front and center when welcoming guests.

Updating a home's exterior can restore curb appeal and help homeowners feel better about their properties.

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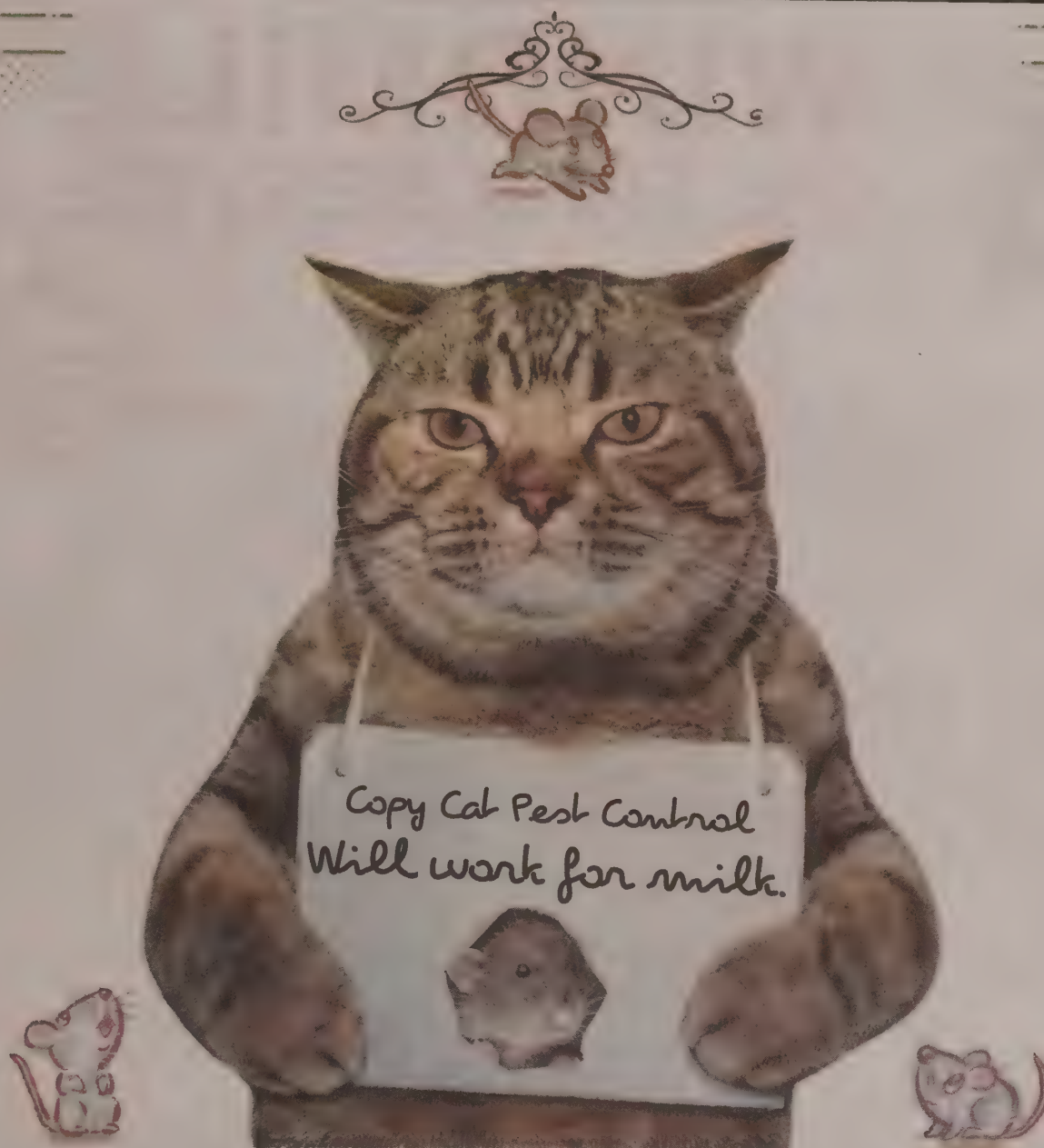
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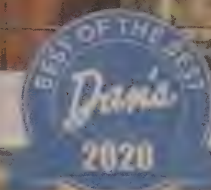
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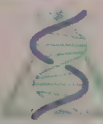
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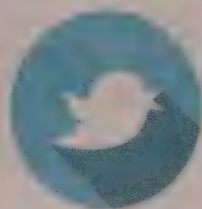


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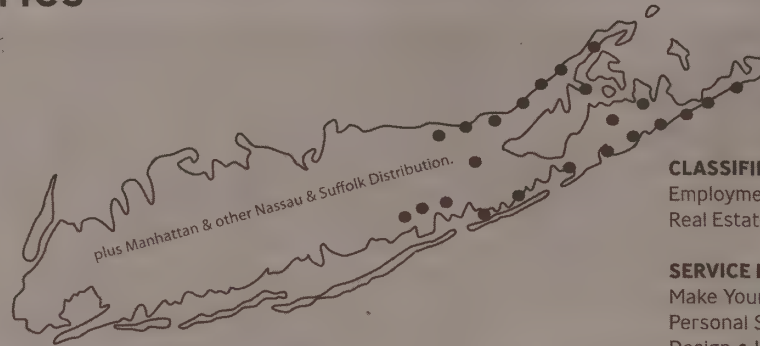
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Michael Brown
Acquisition Unit
Supervisor
Dated: January 24,
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als LLC. Arts. of Org.

filed with the SSNY on
12/09/22. Office: Suffolk
County. SSNY designat-

ed as agent of the LLC
upon whom process
against it may be served.

SSNY shall mail copy
of process to the LLC,
15 Maple Pl. Selden, NY

11784. Purpose: Any law-
ful purpose.

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TION of limited lia-
bility company (LLC).

Name: CASA BIANCA
CUCINA LLC. Articles
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of New York (SSNY)
on 01/09/2023. Office

location: Suffolk Coun-
ty. SSNY designated as
agent of LLC upon whom

process against it may be
served. SSNY shall mail
copy of process to: VIC-

TOR LEONEL ZAM-
BRANO 55 GROVE
DRIVE, MASTIC, NY,

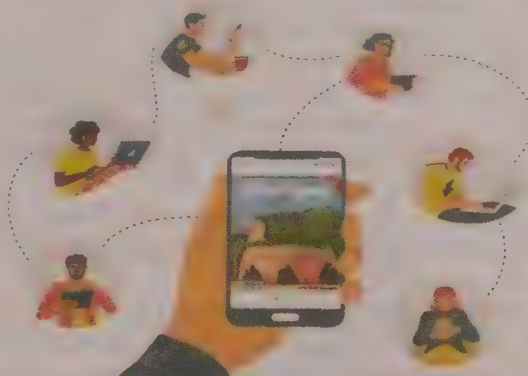
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HIGH PROFILE

Giving Opportunities to Individuals with Disabilities: JoAnn Vitale Helps RISE Life Services Create New Lives

BY TODD SHAPIRO

JoAnn Vitale had been working in her new position managing community services in Jamesport for RISE Life Services for a short time. It would be a temporary job as she settled on Long Island after moving from New York City, with the goal of returning to her roots in the difficult world of mental health care.

Among the residents in the home was Mary. In her 30s at the time, Mary did not have any real connection to family. Mary was not very verbal or social with other residents. Vitale did her best to forge a relationship with Mary and experienced some small success, with Mary speaking a few words to her from time to time. Vitale felt she had learned about Mary.

But there was so much more to know.

As Vitale was working one day, Mary picked up a copy of *The New York Times* and, to the astonishment of Vitale and every other person working at the home, she began to read the paper aloud.

"Nobody knew she could read," says Vitale. "I still don't know how she learned. It was an incredible moment and I immediately recognized that people with disabilities always have other abilities. It is a matter of giving them the opportunities to grow."

That was in 1988. Vitale is still working with RISE Life Services and Mary is still in her life.

"I fell in love with the individuals, and I have learned so much from them," says Vitale.

RISE is a Riverhead-based nonprofit organization that was established in 1980 as Aid to the Developmentally Disabled (ADD) by family members who were concerned about the physical and emotional decline of patients compelled to live in crowded institutions.

These family members believed that appropriate treatment and training in a warm, sheltered, home-like environment would enhance their physical and emotional growth. With the support, funding and licensing of New York State's Office of People with Developmental Disabilities (OPWDD) and the Office of Mental Health (OMH), ADD came to life.

In 2018, ADD was rebranded as RISE Life Services to better reflect the scope and mission of the services the organization now provides. Today RISE operates 32 homes and four programs.

Vitale has been a pioneer in creating one of the most evolved community programs on Long Island. She began her career in 1975 at North Shore Hospital in Manhasset as the recreational therapist in the in-patient psychiatric unit.

In 1988, state and federal funding was disappearing across the country. State institutions were being closed and individuals with disabilities were sent



JOANN VITALE

home. Parents found agencies like RISE Life Services to take care of their loved ones.

"Individuals with disabilities are so genuine. They just want to have friends, to be with other people," Vitale says. "They are so pure. They care about other people. They face challenges every day, and we help them just do their best."

Among the initiatives Vitale implemented was exposing the residents to the world through field trips and other activities.

"Most had never gone out into the community or had never eaten at restaurants, and we introduced that lifestyle at RISE," she says. "Individuals in the residences are introduced to the community, to baseball games, Radio City Music Hall, plays and local restaurants to help the individuals be a part of

the society most of us take for granted."

In 2015, Vitale created RISE's community food pantry with Island Harvest. This gave residents the opportunity to work at the food pantry and learn job skills. As RISE Life Services grew, so did Vitale's ideas on how to make life better for individuals with physical and developmental disabilities.

Executive Director Charles Evdos joined RISE Life Services in 2017 and saw the potential in the recreation part of the agency and, after approaching Vitale with the idea to create a day program for individuals with disabilities, the well-known Program Without Walls at RISE was created.

"Individuals living with disabilities need to be challenged to grow and succeed, and that is what we do in our programs," Vitale says. "Our programs are different than many others, and that is why people seek out RISE."

In 2022, RISE Life Services partnered with the Spirit of Huntington to create another Without Walls program.

RISE also provides mental health care and, as the need for better care increases, has even begun a critically important teen suicide prevention program.

Vitale believes that her industry has come a long way since her earliest days, "but we still have a long way to go. People with disabilities need opportunities. Their population has a 90% unemployment rate. They need more support than others, and services are difficult to come by."

Mary continues to read and for years will occasionally read to the people in her home. She is still very selective in whom she speaks with, but Vitale is still one of the people who Mary will speak with, especially these days. Mary's day program was eliminated during the pandemic and when the programs began again, she ended up in Riverhead — with Vitale.

Vitale says plenty of families still need help but do not know how to seek out assistance. "Early intervention is so important. The earlier care can be introduced, the better it can be for individuals with disabilities," she says.

Above all, Vitale has a message for families who are facing uncertainty: "Don't ever underestimate what your child can do. Give them the chance to grow and learn. Give them the opportunities they deserve."

Mary's real name has not been used to protect her privacy.

To contact RISE Life Services, call 631-727-6220 or visit lifeservices.org.

Todd Shapiro is an award-winning publicist and associate publisher of Dan's Papers.

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Artist's Rendering

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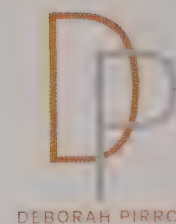
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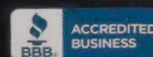
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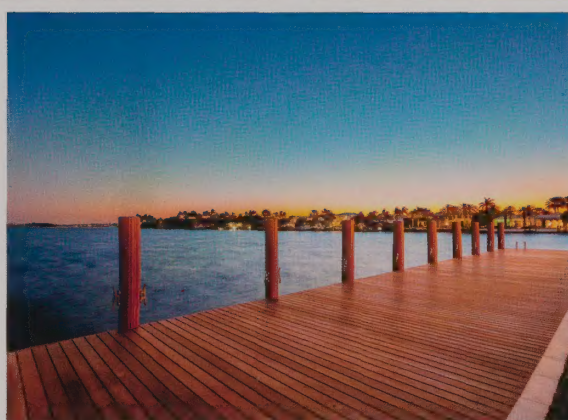
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